

Pleasanton Weekly

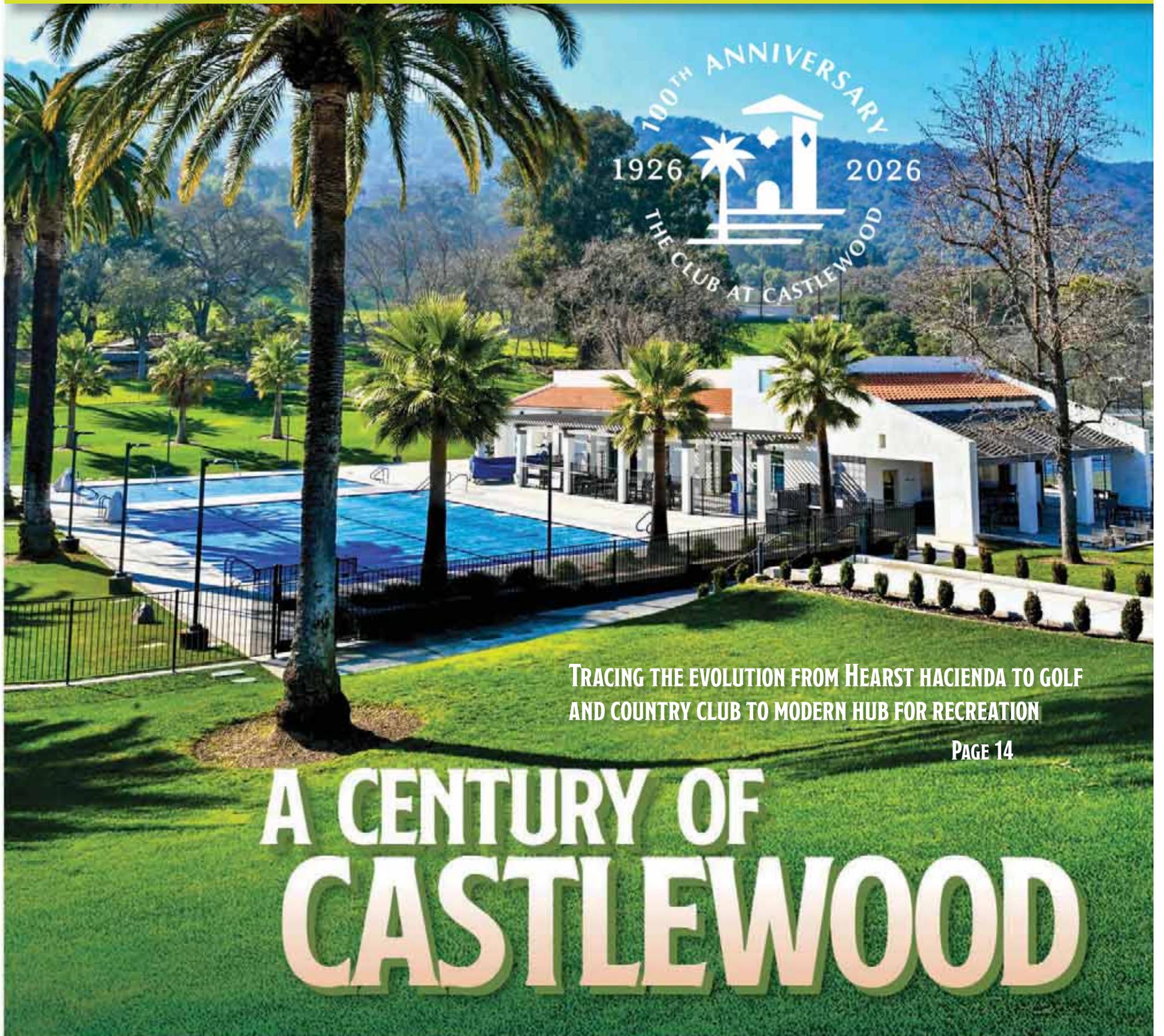
Luxury Homes
Preview

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NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

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TRACING THE EVOLUTION FROM HEARST HACIENDA TO GOLF
AND COUNTRY CLUB TO MODERN HUB FOR RECREATION

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A CENTURY OF CASTLEWOOD

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WHAT A WEEK



By JEREMY WALSH

Get tested

Dave Stark is among the most well-connected and well-informed people in the Tri-Valley.

As chief public affairs and communications officer for the Bay East Association of Realtors, he presents to and advocates in front of many audiences. And he's someone we turn to time and time again for a strong, engaging column on the local real estate market.

I enjoy his monthly market "weather report" newsletters and his social media posts highlighting his public appearances and personal happenings. A Facebook video of his late last year stopped my scrolling finger in its tracks: Stark shared that he had been diagnosed with prostate cancer and he urged his followers to get screened.

"It was life-changing. Absolutely. More specifically, it instantly changed my priorities. Instantly. Whatever I had been worried about, whatever had on my mind was instantly erased," Stark, 57, told me over bowls of udon and cups of coffee last Friday.

I reached out to learn more about his story, and see if he'd let me tell it to our audience, because prostate cancer is one I know all too well — my dad, uncle and late grandfather all having faced the disease.

Stark said he had been getting tested regularly since about 50 years old.

"What generated this was my PSA scores started to get into a range that my doctor, very wisely, recommended additional testing. I was exhibiting zero symptoms," he said. "I consider myself pretty fit, I live as healthy a lifestyle as possible, that's enabled in large part by Anne, my wife."

Stark was diagnosed with early stage prostate cancer last August. He remains in the active surveillance stage, medically, and he made a variety of physical, emotional and spiritual changes personally upon hearing the news. But he felt compelled to do more.

He talked with colleagues who had cancer and his care team. "So I asked ... hey, maybe that's what I could 'do' with this diagnosis, use it as an impetus to encourage others to get tested. And they said yeah that would be a really good thing to do," Stark said.

"If you think about how a sailboat can capture a wind that is coming from a certain direction and turn that into a course that may not be in the same direction in the wind. It's, how do I leverage this to go in a positive direction, both for me and

for others as well," he added.

Sailing was a favorite pastime of my grandpa, the original Francis Walsh. I went out on the water with him a few times in high school, but our bigger connection was golf. We hit the course most weeks during my early teenage years and during summers in college.

Grandpa Fran had prostate cancer my entire life. He was diagnosed at 47 years old, having the major removal surgery in 1984 but the disease persisted. He fought the good fight for a remarkable more than half a century before the cancer finally settled into his bones and took over for good. He died three weeks before his 75th birthday in 2012.

My dad was diagnosed about two months after his 58th birthday. Sudden and stark urinary pain one day in 2023 led to the discovery of prostate cancer that had spread to the lymph nodes in the area and a speck on the pubic bone.

He had remarkable results with a treatment of targeted radiation and hormone therapy undertaken in 2024. I'm proud of all he and his wife endured with their grueling daily routine of work in the morning before rushing into San Francisco for the last treatment slot of the afternoon.

Dad's numbers continue to look great here in 2026, although his follow-ups aren't exactly as envisioned after funding was cut for the program.

His older brother was diagnosed with prostate cancer last year.

Now as I approach a future hoping I haven't passed to my remarkable, 4-year-old Francis what I joke (uncomfortably) is the "Walsh prostate", I'll be watching myself for potential symptoms and getting tested when time.

I followed Stark's face as I shared the Walsh family history with prostate cancer — every wince, eye roll and smile showing an emotional connection to my experience.

After all, he sees such personal interactions as among the most productive and inspirational, and why he has been engaging others in those conversations for the past few months.

"The most effective way to inform either voters or policymakers is 1-on-1 contact. Because I know that, my advocacy work in this space has been on a very intimate basis. It's individual conversations with people," Stark said. "It's remarkable how many people have said, 'Hey, thanks for reminding me.'" ■

About the Cover

The Club at Castlewood is celebrating its 100th anniversary in 2026. Photo by Chuck Deckert. Cover design by Doug Young. Vol. XXVII, Number 5



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Join us for hands-on fun at Sunflower Hill's Garden Explorers Summer Camp! Our special day camps are designed for individuals with intellectual and developmental disabilities (I/DD), ages 13 and up. Each week-long session runs Monday through Friday from 9:00 AM to 2:00 PM at our beautiful Sunflower Hill Garden in Livermore. Two sessions are available: June 1-5 and July 13-17. Campers will enjoy a variety of engaging outdoor activities, including: hands-on gardening, creative crafts, simple cooking activities, and movement-based games and exercises. Whether planting, painting, or cooking, there's something for everyone to enjoy! Regional Center of the East Bay clients welcome.

Las Positas College Summer Camps

LasPositasCollege.edu/SummerCamps

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Have you ever wanted to know more about your car but do not have time to take an 18-week course? This camp is for you. Learn how to change your own oil and filter, read the digital code on tires, and gain general knowledge about cars. Learning through experience in our state of the art facility, wear clothes that may get dirty!

3D Modeling Camp

- June 8-11 | 9:00 am to 2:00 pm
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Experience some of the basics of 3D workflows exploring hard surface modeling, digital sculpture, and animation. In this camp, students will use Autodesk Maya to learn about the core concepts of 3D modeling, how to create props and environments, and how a 3D animation rig works.

Character Design Camp

- June 15-18 | 9:00 am to 2:00 pm
- \$150 | Age Group: Middle School

Designing a captivating character is vital for graphic novels, movies, video games, and many other industries. We will draw and paint our own character in Photoshop, taking style, costuming and props into consideration, as well as expressions and gestures.

Jazz Camp

- June 22-25 | 10:00 am to 4:00 pm (concert 6/25 5-7 pm)
- \$250 | Age Group: High School, including rising High Schoolers and incoming College Freshman

Join us for a 4-day intensive of Improvisation, Music Theory, Rehearsals, Performance and more! High School musicians of all abilities will get the opportunity to work with LPC Music Faculty and Alumni and present their work in a public performance on the Mertes Main Stage. This year's theme is one of the greatest of all American composers: Edward Kennedy "Duke" Ellington (1899-1974)!

Interior Design Camp

- June 22-25 | 10:30 am to 12:30 pm | Live Online Camp
 - \$150 | Age Group: Middle and High School
- Interested in learning how to decorate homes or become an interior designer? Learn the elements and principles of interior design with an emphasis on the use of color and texture in the selection of home furnishings using a computer aided design (CAD) program.

Public Safety Camp

- June 10-12 | 9:00 am to 1:00 pm
 - \$150 | Age Group: High School
- Join us for a week of excitement, learning, and hands-on experiences and immerse yourself in a journey where you'll interact with professionals in the Fire service, Criminal Justice and Emergency Medical Responders. Gain invaluable insight, skills, and knowledge that can shape your future and empower you to make a difference in your community.

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Roar and Explore Day Camps features a jam-packed schedule of hands-on indoor and outdoor activities, with field trips available as an addition. Grades 1- 5 students jump into action with new, exciting themes each week. Campers explore science and nature, get creative with arts and crafts, STEAM projects, and performing arts. They also stay active with plenty of team sports and games.

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Sports Camps are dedicated to skill development, introducing children to new activities, and fostering healthy exercise habits. Sports specialists assist each camper in improving, practicing, and playing sports to build self-confidence and increase overall competence.

Summer@Stratford offers over 25 locations across the Bay Area where campers can explore new interests, engage in hands-on activities, make new friends, and create lasting memories. Extended-day options are also available. Give your child a summer filled with wonder, exploration, and discovery!

Streetwise

ASKED AROUND TOWN

Do you believe in miracles?



Rick Hamilton

Renewable energy project developer

Honestly, no. To me, miracles are a way of describing "miraculous outcomes" after they've happened. I believe it is actually luck, timing, planning and effort that lead to and are responsible for what others may regard as "miraculous" outcomes.



Erelyn Beltran

Finance manager

I certainly do. I was raised to believe that miracles happen every day and that my own existence is a miracle. I believe that when I die I will be reincarnated and return to Earth in a different form. I think that in and of itself is a miracle.



Abbie Lovinger

Retired teacher

I believe in qualified miracles — not just miracles happening "out of the blue". When my niece was just a baby she was diagnosed with cancer and the family was told she would not survive past childhood. Yet with proficient surgery and radiation, she survived happily and productively, well into adulthood, becoming a mother, a wife and a cantor. Without the qualified miracle of excellent medical care, she would never have lived, and lived so well, for as long as she did.



Ward Welles

Retired

Today is a very interesting day to be asked this because 46 years ago a group of young American hockey players beat an unbeatable Russian (Soviet Union) team during the 1980 Winter Olympics, in order to go on to the finals, where they won the gold medal. This incredible event was made into a movie, "Miracle on Ice". Today, for the first time since then, the U.S. men's hockey team won gold. This once again confirms for me that miracles can and do happen!



Lisa Books-Williams

Recreation therapist

I do believe in miracles because God's love carried me through five difficult surgeries over the past three years. I think of this as a miracle because healing from those surgeries allows God's love to continue to flow through me to the patients who I care for and serve.

—Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Adjourning for Jeb

State Sen. Jerry McNerney (D-Pleasanton) recently adjourned a California Senate session to honor Pleasanton Weekly founding editor Jeb Bing, who died in late December.

The two got to know each other while Bing covered McNerney's time in Congress, and they forged a long-lasting mutual respect. The senator spent just over three minutes talking about Bing's life and acknowledging the impact he had on the Pleasanton community in comments read into the record during the Feb. 2 senate session.

"Jeb was a beloved man in the Pleasanton community because of his constant presence," McNerney said. "Jeb built the Weekly into a model of local journalism and became the face of news in our community."

NAMI workshop

The National Alliance on Mental Illness (NAMI) Tri-Valley chapter will be hosting a free suicide prevention workshop this Saturday (Feb. 28) for parents whose child or teenager is at risk for suicide.

The nonprofit, which addresses mental health issues by providing support and resources to those who need it in the Tri-Valley, will team up with the NAMI Alameda County chapter, the Alan Hu Foundation and the Genesis Community Development Corporation in order to host this event.

Attendees can join via Zoom or attend the event in person in Livermore — the workshop will take place from 10 a.m. to 2 p.m. For more information on the location, who will be speaking and to register for the event, visit www.namitrivalley.org.

MathCounts

The Livermore Valley Joint Unified School District hosted its 30th annual Livermore MathCounts Competition last month as part of an academic tradition that spotlights students' problem-solving and mathematical skills.

During the Jan. 31 competition, 149 middle school students gathered at Granada High School to solve math problems, ranging from sixth to eighth grade standards, district officials said in a statement. Awards were granted to individual students and campus teams.

"It's amazing to see MathCounts reach its 30th year in Livermore," MathCounts coordinator Robyn Schlichter said in a statement. "For decades, this program has helped students challenge themselves, build confidence and see that math can be both rigorous and rewarding." ■

Ex-boyfriend charged with murder in Pleasanton double homicide

'They were just innocent, sweet community members,' family friend says

By CHRISTIAN TRUJANO AND JEREMY WALSH

A San Jose man was charged Tuesday with murder for allegedly killing the mother and brother of his ex-girlfriend inside the family's Pleasanton home last week.

Allen Swadley was arraigned this week on two counts of first-degree murder and a slew of special allegations for the Feb. 18 deaths of 67-year-old Lori Simonds and her son, 28-year-old Evan James Simonds. Swadley is being held

without bail at Santa Rita Jail in Dublin following his arrest two nights after the shootings on Joanne Circle.

"This outcome is the result of our detectives working nonstop on this case, with support from our Real-Time Information Center and allied agencies," Pleasanton Police Chief Tracy Avelar said in a press release Friday. "We appreciate the patience of our community as we worked through a rapidly evolving investigation, and I'm proud of the work done to keep the community safe."

The probable cause declaration and criminal complaint filed in court Tuesday offered additional details about the grisly double homicide and the police case against Swadley.

"During an interview under Miranda, Swadley admitted to being at the victims' house at the time of the murders," Pleasanton Police Department Detective Nickolas Skaggs wrote in his declaration.

Dozens of supporters of the Simonds family joined together on Saturday evening for a candlelight

vigil at Ken Mercer Sports Park in the family's neighborhood.

"They were just innocent, sweet community members," Jacki Bott, a family friend who helped organize the vigil, told the Weekly.

"She was just wonderful," Bott said of Lori Simonds. "She just had joy and love for (her kids). They were her whole world."

A 2016 graduate of Amador Valley High School, Evan Simonds — who went by James growing

See **HOMICIDE** on Page 11



CHUCK DECKERT

In the distance, remnants of uprooted vines at Concannon Vineyard property in Livermore on the afternoon of Feb. 19.

What's next for wine country?

Vines uprooted on schedule — but industry challenges set in

By JUDE STRZEMP

Over half of the South Livermore Valley's vineyard acres has been removed during the last several years due to the aging of vines.

Following the customary years of leaving soil fallow, growers face the financial question of whether to replant their fields during a challenging period for the wine industry.

Among the organizations taking on the issue of pulling and replanting vines are local land trust Tri-Valley Conservancy and the Livermore Valley Wine Community, which recently seated its new Board of

Directors for 2026-27.

In an effort to address questions and concerns about the growing acreage of fallow fields, TVC hosted a public forum Feb. 10 dubbed, "What's Happening in South Livermore's Vineyards?"

"The vineyards have been coming out for a while and they're going to continue to come out in a fairly substantial way," said David Kent, owner of Darcie Kent Winery and Almost Famous Wine Co. "The real question that our community faces is not if a vineyard is going to be pulled, because it's inevitable — they're going to be pulled — but whether or not that

vineyard will ever be replanted."

The community's concern about vine removal is apparent, Kent said to a crowd more than 100 forum attendees at the Robert Livermore Community Center.

It's sad to see friends and neighbors pull out vineyards, Kent acknowledged.

But it's important to note that every 20 to 40 years, old vines must be removed, he explained. At that point, the land must be left fallow to give the soil time to regenerate.

According to a 2022 study

See **VINES** on Page 7

Campbell tapped to lead DUSD

Longtime educator, ex-councilman enters negotiations for supe contract

By JEREMY WALSH

Dublin school trustees are turning inward for the next leader of the district, selecting assistant superintendent of educational services Matt Campbell to take the reins as superintendent next school year — pending successful contract negotiations.

A career educator and former Pleasanton City Council member who served briefly as acting superintendent seven years ago during another moment of administrative turnover for the Dublin Unified School District, Campbell rose to the top during the school board's review of internal candidates to succeed retiring Chris Funk.



Matt Campbell

"Dr. Campbell embodies the qualities our community has consistently identified as essential in a Superintendent," DUSD Board of Trustees President Kristin Speck said in a press release last week. "He is a collaborative leader, deeply committed to instructional excellence, fiscal responsibility, integrity, transparency, and student well-being."

Campbell, who must still finalize

See **CAMPBELL** on Page 8

PUSD endorses initial layoff plan for \$5M in cuts

Positions on chopping block include site support services, specialists across all grade levels

By Christian Trujano

The Pleasanton school approved a list of over \$5 million in budget reductions last week, jobs that trustees said they did not want to see on the chopping block but had to put there so staff can use it as a contingency plan in case other cutbacks the district previously identified fall through during negotiations with labor unions.

This list of cuts, which do not require negotiations, include reductions to child welfare and attendance specialists, elementary science and physical education specialists, and many other employees, many of whom packed the boardroom for the Feb. 19 meeting to voice their frustration with the negative impacts these cuts will have on students and staff.

"This is the worst day as a board

member that I've ever had, and I hated it," Trustee Mary Jo Carreon said toward the end of the nearly five-hour-long special meeting. "But I'm also going to say that I believe in our community, I believe in working together, I believe in negotiations ... and I believe we're going to get through this."

As part of the special meeting, after having endorsed an initial 2026-27 "reduction in force" resolution that the board will vote on this Thursday (Feb. 26) so that staff can begin sending out initial layoff notices next month, trustees also ranked the 24 items on reductions list so that in the case that the district realizes additional savings over the next couple months, the items ranked the highest will be rescinded from being reduced and those jobs could be saved.

"Our goal is to not have to use

this list," Trustee Charlie Jones said. "We do not want to use this list. We are really hoping that bargaining works out and that we're not there."

Between August and October of last year, PUSD held several Budget Advisory Committee meetings, town hall meetings and special board meetings to discuss and identify \$11.16 million in budget cuts. The goal through all of that work was to identify cuts that would have the least impact on students and the greater school community.

These budget reductions are the latest over the last couple of years that the district has said are necessary to balance its budget, which is facing a structural deficit caused by things like declining enrollment revenue and expenditures generally outpacing revenues. As a result of those fiscal challenges, PUSD's 2026-27 first interim budget carried



COURTESY APT

Pleasanton Unified School District students, parents and employees packed the school board meeting room Feb. 19 to voice their frustration against a list of budget cuts that the board identified as part of its ongoing efforts to address its fiscal challenges.

a negative certification, meaning the district "may not meet its financial obligations without additional action".

A financial expert appointed by the Alameda County Office of

See **CUTS** on Page 10

Hardware store in Valley Plaza closing this weekend

Workbench owner says business will consolidate with other location in downtown

By Christian Trujano

After over 50 years of serving customers out of its Valley Plaza store, Workbench True Value Hardware will be shutting its doors this Saturday and consolidating the business with its downtown Pleasanton location.

Fred Nichandros, who owns the longstanding hardware store, said that while he appreciates the community for supporting the store for so many years, it was always in the company's plans to close the Santa Rita Road location and expand operations

at the other Pleasanton location — just over a mile away on Main Street.

"Over the years the business has been shifting to Main Street so at this time it makes sense to consolidate them," Nichandros told the Weekly.

Located at Santa Rita Road and Valley Avenue, the hardware store has been open since the late 1970s with newspaper ads dating back to as early as 1977. Nichandros said he still remembers sheep grazing around the neighborhood during those early days.

"The town has really changed

since that store opened," he said.

Over the decades, Nichandros said the hardware store developed a strong and reliable customer base, which has remained strong over the years, and that people genuinely enjoyed shopping at that long-standing hardware store.

However, he said he had always planned to combine the two stores once he signed the lease and opened the second Pleasanton location at 652 Main St. back in 2013.

"We weren't planning to keep that store open when we opened

Main Street," Nichandros said of the Valley Plaza location.

One of the main reasons he didn't do so at the time was because of that strong customer base at the Valley Plaza location and the amount of business he was seeing there. But now, with the market changing and more customers gravitating toward the downtown Pleasanton location, Nichandros said it was finally time to see those consolidation plans through.

"Business has been moving over to Main Street over the years and it's finally reached a point where ... it's time to put them together, which is what we've been trying to do from the get go," he said. "We're going to complete our original plan of working out of that store."

And while Nichandros said he can see how shutting down a store

that has been open for over 50 years can seem like a notable thing in the community, he wanted to be clear that this move will be a positive for the city because now the Main Street location, which is twice as big as the Santa Rita store, will offer so much more services, tools and overall hardware needs.

"It's not like they're losing a hardware store," Nichandros said. "Our goal was to make (the Main Street store) bigger to be able to have more room for merchandise space."

Still, he acknowledged all of the customers who have stopped by the Santa Rita location and said he has appreciated all of their business over the years.

"Thanks to everyone who's been shopping at Santa Rita ... and we'll see you down at Main Street," Nichandros said. ■

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TAKE US ALONG



Wheelchair Foundation: Last July, students, teachers and volunteers in the Dominican Republic with the Wheelchair Foundation's "From the Heart" school program took a short break from distributing wheelchairs to catch up on news from home. Representing Pleasanton were teachers Arlene Simpola and Nichole Lee from Lydiksen, Lisa O'Connor from Donlon, and Amador Valley alumna Abby Fried.

VINES

Continued from Page 5

by UC Davis professors James T. Lapsley and Daniel A. Sumner, “Realizing the Heritage: Grape Growing and Winemaking in the Livermore Valley”, approximately two-thirds of the area’s vineyard acres were at least 20 years old and would either be removed or replaced by 2030.

Of the expected removal of 1,900 acres, about 1,500 acres were planted as mitigation to build housing at the time — the mitigating vines would likely not be replanted unless demand increased significantly for the grapes, Kent explained.

“The report has proven very accurate,” Kent told Livermore Vine.

According to Kent, about 300 acres have been removed annually from production since the study was published, leaving approximately 1,900 acres of wine grapes. Over the next three to five years, Kent expects the additional removal of about 500 acres.

Despite the removal of vines, the South Livermore Valley wine region is fairing better than the industry at-large.

While the wine industry has seen a 9% to 21% decline, the local region is down by about 2.81%, according to Brandi Lombardi, executive director of the LVWC.

“There’s ups and downs, all the time, in every industry,” Lombardi said at the forum. “We are definitely on a down, but in that, it gives us the chance to plan ... for the stabilization and for the future.”

About 50 years ago, the area hosted about 1,000 acres of vineyards, according to Kent.

Within a few decades, the area hosted about 4,000 acres of vineyards thanks in part to land preservation guaranteed by the South Livermore Valley Area Plan.

At the time, the region was focused on meeting the short-term needs of out-of-area winemakers rather than growing the most suitable agriculture in the valley, according to Kent. Meanwhile out-of-area winemakers were planting vines closer to their production facilities.

As outside demand declined, the Livermore Valley was left with an excess of grapes without sufficient processing ability, Kent said.

“We didn’t prepare for the days when they wouldn’t need our grapes anymore,” Kent said.

As early as 2002, Kent said cracks began to show in the local wine industry with the slowing of planting and the stalling price of grapes.

Now in 2026, with a new emphasis on growing the area’s signature varietals Cabernet Franc and Sauvignon Blanc, the goal is to attract external demand for

Livermore’s grapes, Kent said.

He also noted, “It’s a very difficult time to borrow money to plant vineyards.”

“Don’t expect any vineyards to be replanted in the first two or three years after they’re been pulled ... After that, it’s really going to be a determination of the market,” Kent said.

“Interest rates need to come down, the industry needs to be stronger and there needs to be traction behind Cab Franc and Sauvignon Blanc to get a lot of these open fields replanted,” Kent added.

Since 2021, about 100 acres of the signature varietals have been planted in the area, according to Kent.

Among those providing help to growers is TVC.

The organization offers a low-interest loan for the planting of the Livermore Valley’s signature varietals.

Voters’ approval of Measure P, the South Livermore Sewer Extension Project, in November 2022 also makes way for the potential development of a resort hotel in the area to host tourists, Kent said.

“I wish we’d started sooner, but we’re absolutely on the right path to making Livermore Valley a sustainable and economically feasible wine country,” he added.

As for LVWC’s plan, Lombardi said the organization aims to

increase visitation to the Livermore Valley and to promote the area’s grapes.

The newly appointed LVWC Board President Ken Wong can offer his unique perspective to the organization as a grower, she explained.

HLW Vineyard owner Wong was sworn in Jan. 15, taking over for Gina Molinaro-Cardera of Garré Vineyard & Winery.

Wong launched his vineyard in 2005 with no formal background in the wine industry, later earning a winemaking certificate through UC Davis continuing and professional education program, he told Livermore Vine.

Wong aims to elevate the visibility and reputation of Livermore Valley’s wine, advance sustainability across the wine region and maintain collaboration between members of the organization, he told Livermore Vine.

Focusing on local unity is one of the methods Wong intends to deploy.

The wine heritage district has helped with marketing to the general public, he explained. The Global Artisan Vintners Alliance, a collaboration between wine regions across the globe, is another way to continue to promote the area’s wine.

Further goals of the organization will be hashed out with the newly

seated board this spring, he added.

Board members of LVWC for 2026-27 include vice president Karl Wente of Wente Vineyards, treasurer Heather McGrail of McGrail Vineyards and Winery, secretary Darcie Kent of Darcie Kent Estate Winery, affiliate Director Ian O’Leary of Spirited Packaging, affiliate director Brandon Wood of The Cheese Parlor, director Rosa Fierro of Rosa Fierro Cellars, director Beth Murray Mirassou of The Steven Kent Winery, director Bob Pruett of Pruett Estate Farms, director Heidi Rasmussen of Concannon Vineyard, director Harrison Wood of Wood Family Vineyards and director Steve Ziganti of 3 Steves Winery.

LVWC held its own meeting about the removal of vines Feb. 17.

The organization is also hosting community events next month such as “Terroir at the Table - A Celebration of Women, Wine, and Community” (March 7), “Women Who Crush It: A Women’s Wine Collective Event” (March 24) and the annual Livermore Valley Barrel Weekend (March 28).

“As hard as it is in the marketplace, we’re going to try to better position ourselves to try to gain market share as well,” Wong said. “It’s kind of a tall order, but at the same time, if we do it correctly, this could be a good opportunity for us.” ■



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Council reviews city finances at budget midyear

Staff go over long-term fiscal projections, say new developments would be best way to generate revenue

BY CHRISTIAN TRUJANO

The Pleasanton City Council talked about the city's current economic outlook, up-to-date highlights from its budget, proposed budget adjustments and Pleasanton's long-term financial forecast last week.

The discussion, which was part of the city's 2025-26 midyear budget review, focused on key updates like how both property and sales tax revenue was lower than originally projected, but thanks to certain expenditure savings and increases to the capital reserve fund, the city will not have to dip into its pension trust fund in order to balance its budget.

"I think all of us are focused on helping Pleasanton become revenue resilient ... and address the structural deficit," Mayor Jack

Balch said, noting the city's projected structural deficit over the next few years caused in part by expenditures outpacing revenues.

Balch also pointed out that the city has implemented several cost-saving initiatives to recover credit card processing fees, reviewed the general fund subsidy for water and revised the city's water discount program, which have all helped strengthen the city's general fund. He additionally noted that the city updated developer impact fees and user fees and updated sponsorship agreements, which also helped the city financially.

"All of these things are steps in the right direction," Balch said. "We are not through the woods, I don't want to assert that we are, but we are taking this seriously and I think staff is obviously doing that well."

Every other year, Pleasanton's City Council approves the city's two-year operating budget, which is then followed by the approval of a midterm budget after the first year and the adoption of midyear budget adjustments during each of the two years of the operating budget. The discussion Feb. 17 focused on the midyear budget for the first year of the biennial budget that the council adopted last June.

Susan Hsieh, the city's finance director, led the presentation and went over the city's economic outlooks for the future including projections that the U.S. economy is projected to soften through the first part of this year before rebounding.

She also noted that while the U.S. economy is expected to grow thanks to investment in artificial

intelligence, tax incentives and potential rate cuts by the federal reserve, certain risks remain due to "policy uncertainty, inflationary pressure, and a cooling labor market".

Hsieh then went on to talk about specifically Pleasanton's finances and how the city is projecting lower revenue and expenditures compared to what was previously projected in the budget when it was adopted last June.

However, she noted that despite lower sales and tax revenues, the city saw increases in the contribution from the capital reserve fund, higher business license tax revenues and other positives that led to the city not having to use \$1 million from its Section 115 Pension Trust, which the council previously approved the use of last year.

Hsieh then went on to talk about other budget highlights like the increase in development impact fees, which bring one-time restricted revenues, and increases in expenditures across various funds to support programs. She also discussed the revised revenue and expenditures budgets and the adjustments that the council eventually approved, which represented the decreases or increases in those revenues and expenditures.

But what took up most of the conversation last week was Pleasanton's long-term fiscal health and what the city's financial health might look like over the next decade.

Hsieh presented four scenarios: a baseline, which is the most likely

See **CITY FINANCES** on Page 9

CAMPBELL

Continued from Page 5

terms of an employment contract with the board, called the prospective promotion "an incredible honor".

"Dublin Unified is a district built on strong relationships, high expectations, and a shared commitment to student success," Campbell said. "I am deeply grateful for the opportunity to continue the work we have built together, and I look forward to working collaboratively with our dedicated certificated and classified staff. Together, we will ensure that every student feels supported, challenged, and inspired to reach their full potential."

The trustees voted 4-0 in closed

session at the Feb. 17 regular meeting to select Campbell as their superintendent finalist, according to DUSD spokesperson Chip Dehnert. Trustee Gabi Blackman was absent for the vote, which was announced publicly on Feb. 18.

A date has not yet been confirmed for when a proposed contract will be brought forward for a public vote, according to Dehnert.

Campbell's role is already evolving though, as the board tapped him to immediately assume responsibility for overseeing the tense labor negotiations with the Dublin Teachers Association and California School Employees Association.

Dublin and its teachers, like all four school districts in the Tri-Valley

and many across the Bay Area and California, have been locked in a contentious bargaining year coinciding with the district looking hard at significant budget cuts — regardless of the outcome of labor talks where all unions are asking for better compensation.

In the three months since the two sides reached an impasse, DTA membership has issued a public vote of no confidence in Funk and authorized a strike to be called if needed.

A mediation session mandated by the California Public Employment Relations Board did not land a deal in January, and a fact-finding hearing is scheduled for Monday (Feb. 23).

"Dublin Educators have been showing up and fighting all year for

the schools our students deserve. We have prepared a three step budget solution that reprioritizes the budget to invest in our students," DTA said in a post on its Facebook page Sunday morning.

"What has District Management done? In 5 months of bargaining, they have continued to offer ZERO," DTA added — two weeks after the school board approved nearly \$6.8 million in budget cuts for the 2026-27 academic year. "They have not found A SINGLE DOLLAR of ongoing funding that they are willing to better invest in our students. Not a single dollar. In five months."

The union has not publicly commented on the news of Campbell's selection as superintendent finalist. DTA President Brad Dobrzanski had not responded to an email inquiry as of press time Wednesday.

DUSD trustees have been contemplating the future of district leadership since Funk announced in December that he would be retiring in June after five years at the helm — news he informed the board of in closed session the same night as the public debate over what to do to address a \$3.6 million budgeting error that Funk took "full responsibility" for.

The district issued a request for proposals in late January for executive search firms to manage its superintendent recruitment. Initiating the RFP process apparently occurred concurrently to the board considering internal candidates.

In identifying Campbell as the best choice, the board cited "continuity and stability as critical factors in its decision" while lauding the assistant superintendent for his "deep familiarity with the district's instructional priorities, fiscal realities, leadership structure, and ongoing challenges", according to DUSD's press release.

Campbell is a familiar name in public education and public service

in the Tri-Valley and elsewhere in the East Bay.

An Amador Valley High School alumnus, Campbell began his career as a social studies teacher and basketball coach at Dublin High School in 1996 before moving to his hometown Pleasanton Unified School District first as a teacher and then an administrator. In 2000, he became the youngest person ever elected to the Pleasanton City Council, serving one term.

He moved from PUSD to Walnut Creek for a principal job at Las Lomas High School in 2010. He later worked in Fremont before returning to Dublin Unified in January 2019 as assistant superintendent of educational services, overseeing curriculum, instruction and student services.

Two months into that first year back at DUSD, Campbell found himself picked as acting superintendent for a period after the school board at the time abruptly and mutually parted ways with then-superintendent Leslie Boozer. He later aided Dave Marken in leading the district before Marken's interim superintendent appointment became full-time.

Seven years later, Campbell is on track to lead the district of 12,800 students on his own starting in the 2026-27 academic year. The board said he would spend the rest of 2025-26 working "collaboratively to ensure a thoughtful and seamless transition" with Funk, whose last day is expected to be June 30.

"The Board expressed gratitude for Superintendent Chris Funk's years of leadership and service and confirmed that he will remain in his role through the conclusion of the 2025-2026 school year," the press release stated. "With Dr. Campbell's appointment, the Board reaffirmed its commitment to ensuring that every student in Dublin Unified continues to receive a world-class education." ■

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Hart kicks off final Measure I middle school field reno

Project will bring new synthetic turf field, all-weather track to campus

BY CHRISTIAN TRUJANO

Pleasanton Unified School District officials and campus staff gathered during a rainy afternoon last week to celebrate that construction has begun on Hart Middle School's new sports field.

The Feb. 17 groundbreaking event highlighted the track and field renovation as being the third and final middle school field renovation project that is being funded by Pleasanton's \$395 million Measure I general obligations bond, which voters approved in 2022.

"With Hart's groundbreaking, all three middle school athletic field

projects are now complete or underway — a major milestone made possible by our community's support of Measure I and their investment in student wellness," PUSD Superintendent Maurice Ghysels said in a statement to the Weekly.

Pleasanton Middle School recently celebrated the completion of its field and track renovation project and the district also held a groundbreaking ceremony for the beginning of construction of Harvest Park Middle School's field renovation project in January.

According to the project details, planning and design work for

the Hart field renovation started in 2024 — construction officially began in January. The total project budget is \$11 million, according to the district.

"This groundbreaking reflects the trust our community placed in Measure I and the district's commitment to delivering projects that directly benefit students," Board of Trustees Vice President Laurie Walker said in a statement to the Weekly.

The scope of work for the project includes adding a new synthetic turf field for physical education, athletics and year-round use.

A 400-meter all-weather running track will also be constructed as part of the project.

A new natural grass field and asphalt play spaces will also be constructed as part of the project, which the district said will support multiple sports including football, soccer, lacrosse and cricket. Field event areas will also be added to support certain track and field jumping events.

In addition to the new field and track, the project will also look to improve walkways, gates and site circulation. New shade trees and low-maintenance landscaping are

also included in the project's scope of work.

"This is a truly transformative project for Hart Middle School," Hart Middle School principal Caroline Fields said in a statement to the Weekly. "It will give our Huskies a field that supports athletics, physical education, and school events year-round — creating a space that reflects the perseverance and teamwork that define our school community."

According to the district, construction at the school on Willow Road is expected to be completed by fall of this year. ■

CITY FINANCES

Continued from Page 8

to happen; a recession scenario, which is looking at things pessimistically; a scenario where the city's proposed hotel tax increase is approved; and a very optimistic scenario where major new developments in places like East Pleasanton would generate significant revenue growth.

This is all also considering the fact that Pleasanton is facing an annual structural deficit of about \$10

million for the next several years.

According to the presentation, while the hotel tax will provide a couple million dollars of revenue, what would really help Pleasanton's finances is if several of the proposed developments are completed over the next few years. Balch noted this and said that even with the hotel tax, otherwise known as the transient occupancy tax (TOT), the city will need to continue to find ways to increase its revenue streams.

"That is why the TOT was a conversation that we've already had

but I do believe that we need to continue to foster economic vitality, invest in things that will produce revenues for the city," Balch said. "I think we need to continue to have a can-do attitude to address these challenges ahead of us," Balch said.

However, Councilmember Julie Testa said the city would have still benefited from Measure PP, a half-cent sales tax revenue measure that failed at the polls in 2024 and noted how the city has been challenged with significant service

reductions due to its fiscal health — one example she noted was the reduction of library hours.

"\$10 million of additional revenue, every year ... for the next 10 years would have been helpful, but we still would have had to control costs," City Manager Gerry Beaudin said in regards to Measure PP not having been passed by voters.

"I don't want to say that we would have been quite as aggressive as we were in that first round (of budget cuts)," Beaudin said. "I

think we would have been able to meter things out a little differently ... it would have bought us some time to invest in those kinds of tools (but) we're doing that work anyway — we're going to have to."

Testa later proposed talking about placing another half-cent sales tax measure on the November ballot this year, during the matters initiated portion of the meeting, but she failed to get enough support from the rest of the council, except for Councilmember Jeff Nibert. ■

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Pleasanton resident, lifelong Democrat bids for Congress

Elam running to address affordability, regulate AI in schools, hold current administration accountable

BY CHRISTIAN TRUJANO

A longtime East Bay resident who moved to Pleasanton more than a decade ago recently announced her bid to take over California's 14th Congressional District seat, which represents most of the Tri-Valley.

Carin Elam, a lifelong Democrat, said she has what it takes to represent the district that spans from Livermore, Pleasanton and Dublin westward to Castro Valley, Hayward and Union City and south to Fremont.

"With the Tri-Valley facing

many challenges, including increases in health, home and auto premiums; fewer local jobs; strains on local industries; and an administration that's creating stress instead of solving problems, I'm the best option to represent District 14," Elam said in a statement to the Weekly.

According to her campaign website, Elam grew up in Antioch — as well as some other East



Carin Elam

Bay cities — and graduated from Antioch High School before going off to college in New York to study political economy. After college, she spent over 17 years working in business and information technology consulting where she worked with healthcare clients.

Then, after more than two decades, Elam went back to school to finish her master's degree in international and European governance from Leiden University in the Netherlands. It was there that she worked for the Democratic party's organization: Democrats Abroad.

"I'm a lifelong supporter of democratic values, having worked for Democrats Abroad and launching Women to Win, which promoted Democratic women running for U.S. House and U.S. Senate seats," Elam told the Weekly.

According to her campaign website, Elam is running on a platform of wanting to create more bipartisanship solutions for the problems that every day Americans face. She also said that during these politically tense times, she wants to make sure people's rights to vote and protest are protected.

"With a vision that prioritizes

district needs and a commitment to transparency, Carin represents leadership that will seek to bridge the gap between constituents and congress because representation matters," her campaign website states. "She truly understands that she works for the district. She understands that your tax dollars would pay her salary."

Elam, who has lived in Pleasanton for 16 years, is running for several other reasons including wanting to address transportation deserts by improving the

See **ELAM** on Page 12

WWII-era sign, guardhouse revived at Camp Parks

'It inspires the next generation of service members'

BY JUDE STRZEMP

The historic sign and guard booth at Parks Reserve Forces Training Area was rededicated this month in the name of military personnel following a years-long restoration and relocation initiative.

Designed by Bruce Goff and built in the 1940s by the Navy's Construction Battalion — better known as the Seabees — the structure is a direct link to American history, said PRFTA Command Sgt. Maj. Steven Lorey.

The World War II-era sign and guardhouse is currently located at the training area's main entrance at Dougherty Road and Camp Parks Boulevard. Previously, they sat at the southwest corner of the

installation for over three decades, city officials said in a statement.

The completed project was celebrated Feb. 7 with military leaders, elected officials and members of the community, according to a post on social media by city officials.

"This wasn't just about moving a sign; it was about honoring our shared history and investing in our future," Lorey told the Pleasanton Weekly. "By placing this landmark at our main gate, it inspires the next generation of service members, reminding them every day of the long and proud legacy of service they are now a part of."

The city-funded project cost approximately \$750,000, according

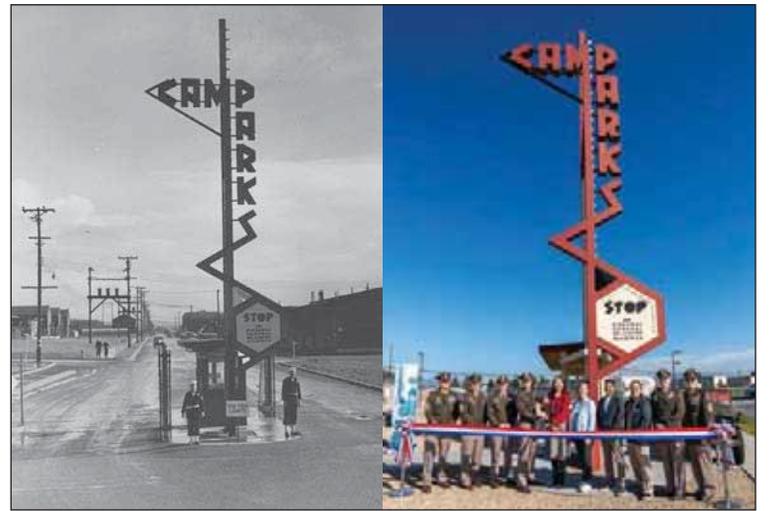
to Dublin officials.

"We are deeply grateful to the city of Dublin for their vision and generous investment in preserving this treasure for decades to come," Lorey said.

Alongside the newly located structure is a public art installation dubbed "Guards of Camp Parks".

Members of the public can view the sign and artwork just outside the Dublin Camp Parks Military History Center.

"This project reflects the City of Dublin's deep respect for Camp Parks' history and our longstanding partnership with the U.S. Army Reserves," Mayor Sherry Hu said in a statement. "We are proud to help preserve this important landmark for future generations." ■



PHOTOS COURTESY CITY OF DUBLIN

Left: The Camp Parks sign and guard booth duo is a surviving example of WWII-era military base architecture. Right: Dublin city officials and military leaders unveiled the restored and relocated Camp Parks sign and guardhouse this month.

CUTS

Continued from Page 6

Education also recently explained to the district that "even with planned reductions, ongoing enrollment decline will require continued fiscal discipline."

After the board agreed on the initial list of \$11.16 million of budget cuts, the district still had to work with its labor partners to negotiate around \$5.4 million worth of cuts, which are dependent on those negotiations.

"We put a heavy ask upon our labor partners and a heavy burden in that ask and the understanding is: We know that you may not be able to do that and we understand and we respect it," Jones said. "What we're working on tonight is: how do we move forward in a way that does not interfere with the bargaining process?"

That's why, as part of a contingency plan, the board was forced to discuss a lot of items that, during last year's prioritization workshops, they did not want to cut due to the impacts they would have on

students in order to meet statutory timelines for preliminary layoff notices by March 15.

"All of these things matter to me," Trustee Justin Brown said. "These are all things I do not want us to do but ... we are under Alameda County direction and we have to approve this tonight."

The items, which total over \$5 million of savings, include reductions to several site support services as well as elementary, middle and high school programs.

And while not finalized, nor set in stone thanks to the possibility of being rescinded over the next couple of months, scores of students, parents and PUSD employees showed up to the Feb. 19 special meeting to make sure their voices were heard.

"The cuts proposed tonight are going to hurt the students who have the least," Association of Pleasanton Teachers President Evan Branning said.

Branning said that trusting the district has been challenging for staff and the greater PUSD community as the district continues to face

financial challenges. He added that it's even harder to believe some of the financial data that district staff presented when a lot of it seems wrong.

"When your slides give false information, we cannot believe the numbers that you present to us and it makes bargaining incredibly difficult," Branning said. "We reject the numbers that are presented and ask this board to come up with a new list. One that reflects the priorities of our students, of our district, to make sure that Pleasanton students get the best education ... the best services."

Dan Douglas, a Lydiksen Elementary School parent who also works in finances for a private enterprise, said he also spent some time reviewing the district's financial reports and asked the board, "How can you ask teachers and students to take budget cuts when our budgets aren't even accurate?"

He pointed out that salary planning for certificated and classified employees last year was off by 4%, which he said is a big variance, and that services and operating expenses were off by 33% last year,

which he said is over \$6 million that were overspent on that budget line item.

And much like the dozens of other speakers who ranged from elementary school students to long-time faculty members, Douglas wanted the board to scrap the list of contingency reductions that the board ended up approving.

While every single trustee commented on how they did not want to vote yes on the list of cuts, many said they felt like they had no choice because if the district did not identify those cuts, PUSD would have been at risk of losing local control and state oversight would have kicked in, which trustees said would cause deeper cuts that don't take into consideration the impacts to the community.

"I know at the dais I fought really hard to save all of these, and I don't feel like I have much choice if we want to remain in local control. So I just want to say that I hear you, and I appreciate you, and I know how hard you work," Carreon said. "And I don't want you to think for a minute that we don't value you because

we value you very, very much."

As far as the order of items that would be rescinded if negotiations don't fall through or other savings are realized, the board agreed to save the first four in order from highest priority to lowest; child welfare and attendance specialists, elementary music specialists, elementary science specialists, and elementary library and media assistants. The rest of the 24 items were also ranked by the board with counselors and health services assistants taking higher priority.

Apart from looking into several revenue-generating opportunities that Jones introduced during the meeting, the district's next steps will be having the board approve the initial reduction of force resolution to meet initial layoff notice deadline at the Feb. 26 board meeting, possibly holding another special board meeting in March and finalizing the reduction in force resolution on April 30 in order to meeting the final layoff notice deadline of May 15 if some of the jobs cannot be saved. ■

Ex-LPFD deputy named fire chief in Folsom

Solak gets permanent gig after four months as interim leader of department

By JEREMY WALSH

Former Livermore-Pleasanton Fire Department deputy chief Jason Solak has been tapped to become the fire chief on a permanent basis in Folsom.

Solak, whose family lived in Folsom in northeastern Sacramento County for much of his 25-year career at LPFD, joined his hometown department as interim fire chief last fall. He is now set to have the temporary tag removed effective March 1.

“During his interim tenure, Chief

Solak has earned the trust of our firefighters, our leadership team, and our community,” Folsom City Manager Bryan Whitemyer said in a press release announcing the news on Valentine’s Day.

“He brings operational depth, strong character, and a calm, steady presence. Naming him permanent Fire Chief reflects the outstanding leadership he has already demonstrated and our confidence in the direction he is taking the department,” Whitemyer added.

Solak said he was “grateful for the opportunity” to lead the Folsom Fire Department as its permanent fire chief.

“Over the past several months, I’ve seen firsthand the dedication of our personnel and the strength of our partnerships,” Solak said in the press release. “My commitment is to build on that foundation while investing in training, preparedness, and teamwork so we are ready to meet today’s challenges and tomorrow’s needs.”

Solak’s career began more than

30 years ago with the U.S. Forest Service, and then the Rocklin and Benicia fire departments, before he found a professional home in the Tri-Valley. He rose through the ranks at LPFD, ultimately becoming deputy chief leading operations, training and emergency response.

He is also an adjunct instructor at Las Positas College in Livermore — registered by the state to teach in multiple fire and rescue disciplines. Solak has been deployed nationwide to major disaster response efforts

as a task force leader and heavy rigging specialist with the Federal Emergency Management Agency’s Urban Search and Rescue Team California Task Force 4, Folsom city officials noted.

Whitemyer selected Solak as interim fire chief on Oct. 7 to succeed retiring chief Ken Cusano. Solak and his wife Dawn have lived in Folsom since 2001, settling the city’s Empire Ranch neighborhood where they raised their children Jake and Brianna, who are now college-aged. ■

HOMICIDE

Continued from Page 5

up — was a young tax professional and aspiring pro wrestler known in Northern California wrestling circles by his alter ego, “The Sex Hawk” Lars Lugar, according to Next Level Pro Wrestling, who paid tribute to son and mother on social media.

“As a wrestler, Evan was a graduate of Stoner U and recently made his NLPW debut at the Christmas Chaos Rumble. Though his time with NLPW was brief, he was a fun and colorful part of our NLPW family, and his loss is felt deeply,” NLPW officials wrote in a Facebook post. “At our next event, we will open the show with a 10-bell salute and a moment of silence in Evan’s honor.”

A GoFundMe campaign, “Support for Melissa After Tragic Loss,” is currently up to collect donations to cover funeral and other costs in support of the victims’ daughter and younger sister — the lone surviving member of the immediate family. The effort had raised over \$79,000 as of press time Wednesday.

Rocking the normally quiet neighborhood midmorning Feb. 18, Pleasanton police descended upon the 3100 block of Joanne Circle at around 10:05 a.m. responding to a 911 call from a pool cleaner at the Simonds home. Skaggs said the individual believed he heard “four gunshots fired, a female voice screaming, and then two more gunshots fired coming from inside.”

“The reporting party was scared and left the scene to wait for officers down the street,” the detective added.

Arriving about six minutes after the initial call, officers found the bodies of Lori and Evan Simonds. No firearm was located at the residence, according to the police report.

Lori Simonds’ adult daughter was at work in Dublin when the crime happened, the detective said. Police asked her if she knew of anyone who would have wanted to harm her or her family, which is when she named the man she dated until the relationship ended in late December.



CONTRIBUTED PHOTO

Lori and Evan Simonds, in photo posted on the GoFundMe benefiting their surviving family member.

“She advised her ex-boyfriend, Allen Swadley ... was the only subject she knew who owned firearms and knew where the family hid their housekey outside the home because he used to often stay the night at the residence,” Skaggs wrote in his report.

During their investigation, PPD crime analysts checked for any vehicles registered to Swadley and were able to locate his car thanks to the city’s automated license plate reader system. Those cameras revealed that Swadley’s car was seen traveling southbound on Hopyard Road around 9 a.m. Feb. 18.

“Swadley’s vehicle was captured by residential surveillance on Parkside Drive, driving towards the victims’ residence before the murders,” Skaggs wrote.

PPD also noted Swadley was scheduled to work the afternoon of the shooting but just one hour before he was supposed to clock in, he called into work stating “he would not be present due to his mother being sick”. Police said he did not report to work the following day as well.

As the preliminary investigation

identified Swadley as their prime suspect, detectives issued a warrant for his arrest, according to Lt. Nicholas Albert. San Jose police officers contacted Swadley during a traffic stop in that city just before midnight last Friday, both departments confirmed.

In a subsequent Facebook post, the San Jose Police Department said its officers positively identified a vehicle that triggered its ALPR system as the same one associated with the double-homicide in Pleasanton. Swadley was reportedly behind the wheel, and there was a passenger that PPD later said was not involved in the homicide investigation.

“Crime isn’t defined by city boundaries, and neither is police work,” SJPD stated. “This swift apprehension and arrest were made possible by real-time information sharing between neighboring law enforcement agencies. A suspect who killed two innocent people thirty miles away in another city is now off the streets and behind bars.”

Swadley was detained without incident and transferred to the custody of the Pleasanton police before

being booked at Santa Rita Jail on two counts of murder, according to Albert.

“Multiple firearms have been recovered from Swadley’s vehicle and residence,” Albert said in Friday’s press release. “Further testing will be required to determine if any of the firearms were used during the crime.”

Swadley appears to be an athletic trainer, previously hired by the Academy of Art University in San Francisco for its sports medicine team. He was listed as among the athletic trainers employed by the sports medicine care team at Stanford Medicine Children’s Health — although his photo and profile were removed from the hospital system’s website some time Friday.

After spending the weekend in jail, including marking his birthday on Friday behind bars, Swadley was charged and arraigned on Tuesday on two felony counts of murder, special circumstances and other allegations. He is scheduled to return to Alameda County Superior Court on March 9 to enter a plea to the charges.

“The Pleasanton Police Department is continuing to investigate the suspect’s motive for the crime,” police stated Friday. “We extend our heartfelt condolences to the family and friends of the victims.”

For Bott and her son, the news of their friends’ deaths has hit hard. She said Evan Simonds and her son were friends for most of their lives;

they grew up together, worked their first job together and would often visit each other’s houses for family nights.

Bott described Evan Simonds as one of the most inclusive and all-around friendly people, while his mom Lori Simonds was one of the most hardworking people devoted to providing for her son and daughter and to give them the best life imaginable in Pleasanton, particularly after losing her husband some years ago.

“They were the closest family,” she added. “You couldn’t separate the three of them. They were like the three musketeers.”

Bott also told the Weekly that the Simonds house was burglarized later in the week after the police investigation wrapped up at the property.

“Sadly, there has been another heartbreaking setback. Last night, the home was broken into, and two vehicles were stolen. It is difficult to comprehend how anyone could target someone already enduring such profound loss,” Bott posted on Facebook.

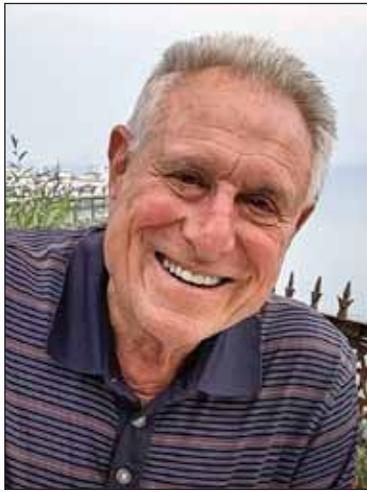
Albert confirmed that police are currently investigating the burglary at the victims’ residence.

“The burglary which was reported on Feb. 19th is not directly connected to the homicide investigation,” he said. “Unfortunately, when the public becomes aware of a crime, there are those who seek to take advantage of tragedy ... The subsequent burglary and vehicle theft is currently under investigation.” ■



SOPHIA SUCATO

Candlelight vigil to honor Lori and Evan Simonds in Ken Mercer Sports Park in Pleasanton on Feb. 21.



Andrew Wallace "Wally" Brown, Jr.

August 22, 1944 – January 20, 2026
Pleasanton, California

Wally Brown passed away on January 20, 2026, due to complications from pneumonia that he never even realized he had. He was surrounded by the love of his kids and grandkids throughout the sudden and unexpected battle.

One of a kind. A character. Larger than life. A Northern California insurance icon. Those are the terms that many people who knew Wally used to describe him, which caused many around him to joke that it seemed Wally just may live forever as he attacked each day with passion and positivity.

An Oakland native, Wally graduated from Bishop O'Dowd High School in 1962 and Santa Clara University in 1966 with a degree in economics. He was also involved in ROTC and served in South Korea in 1967, where he had responsibility for 30 men as a platoon leader. He finished his tour of duty as a first lieutenant stationed at the Oakland Army Base before beginning a nearly 60-year career as a commercial insurance broker.

Wally joined the small insurance agency that his grandfather founded, The Joseph L. Bobba Agency, and proceeded to grow the business into a prominent Bay Area insurance brokerage firm. In 1987, he sold the company to Arthur J. Gallagher out of Chicago and continued to serve as president of the branch for 20 more years. During that time, he won the company's premier award, Branch Manager of the Year, a then record three times. In 1989, Wally served as president of the Western Association of Insurance Brokers (WAIB), which became known as the Insurance Brokers and Agents of the West (IBA West). In 2007, he left to join Edgewood Partners Insurance Center (EPIC), an upstart insurance brokerage and, as a testament to his leadership and connection with his team, most of his colleagues followed him. Wally was a senior leader at EPIC as it grew into a billion-dollar business before retiring at the end of 2025.

Wally spent most of his life in Pleasanton, where he was a longtime member at Castlewood Country Club. He won the club tennis championship in singles, doubles and mixed doubles before taking up golf, which became his life's passion, along with traveling and enjoying great wine and food with his family and friends. Over the past few decades, he also spent part of the year in La Quinta, where he was a founding member at Andalusia Country Club. He was married for more than 50 years to his college sweetheart, Julie Decker Brown. Although they eventually divorced, they remained amicable and celebrated holidays together with their children and grandchildren.

Wally is survived by his three children, Christine Brown Desjarlais (John), Katy Brown Troftgruben (Troy), and Michael Brown (Sarah Romero); four grandchildren – James and Elise Desjarlais, Terra Troftgruben and Ava Brown – and two step-grandchildren, Ethan and Nick Troftgruben.

Wally's life will be celebrated at noon on Saturday, March 7th at a memorial service at St. Augustine Catholic Church in Pleasanton.

PAID OBITUARY



Michael Geib

October 5, 1940 - February 14, 2026

Michael Geib passed away peacefully at home at the age of 85, following complications from Parkinson's disease. He was born on October 5, 1940, in Chicago, Illinois. At the age of seven, he moved to California, where he quickly became a true Californian through and through.

Mike grew up in Menlo Park and proudly graduated from Menlo Atherton High School. Remaining deeply connected to the Bay Area, he attended and graduated from San Francisco State University.

Mike lived a life grounded in service. Guided by his strong Catholic faith, he began his teaching career at Moreau High School. After two years, he found his professional home at Amador Valley High School in Pleasanton, California. There, he spent more than 20 years refining his distinctive teaching style and impacting generations of students. Early in his tenure at Amador, Mike became the Varsity Men's Soccer Coach. Dedicated to fostering excellence, Coach Geib led the Amador Dons to numerous EBAL, NCS, and state championships, building one of the longest winning streaks in California history and leaving a lasting legacy in the program.

Mike is survived by his beloved wife of 60 years, Judith; his daughter, Michelle Nutter; and his three grandchildren, Sydney (21), Paige (19), and Carson (15). He was preceded in death by his son, Christopher Geib, who passed away on March 3, 2025. He is also survived by his sister and her family.

A Memorial Mass will be held on Thursday, March 12, at 11:00 a.m. at St. Joan of Arc Catholic Church, 2601 San Ramon Valley Boulevard. A reception will follow at the church. Memorial contributions may be made to the Michael J. Fox Foundation to support ongoing efforts to find a cure for Parkinson's disease (give.michaeljfox.org).

PAID OBITUARY

ELAM

Continued from Page 10

Bay Area's public transportation infrastructure and wanting to support sustainable redevelopment by "creating tax incentives to encourage the repurposing and conversion of vacant business parks into affordable housing".

According to her campaign website, Elam is also running on a platform advocating for affordable higher education, regulating artificial intelligence in schools and increasing voter turnout through more education around voting rights.

Other top priorities include addressing the affordability crisis, bringing in more jobs and local manufacturing to the district, and using that congressional seat to hold the current administration accountable.

"I will work with Congressional colleagues to push for the removal of king-like privileges, such as sweeping pardon powers," Elam said in her campaign website. "A President, regardless of party, should not casually reverse judicial decisions."

"My work and life experience gives me a unique perspective on the current situation," Elam told the Weekly. "If given the opportunity, I'll work tirelessly to improve the lives of all who live in District 14."

Elam is now one of six candidates vying for the 14th Congressional District seat. U.S. Rep. Eric Swalwell, who has long held that seat, is currently running for California governor.

For more information about Elam and her campaign, visit www.carinforcongress.com. ■

Get Involved Make A Difference

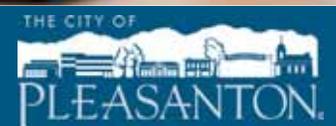
Partner with an adult learner. Volunteer as an adult literacy tutor!



PLEASANTON READS
Pleasanton Library
Adult Literacy and ESL Services

925-931-3405
literacy@cityofpleasantonca.gov

400 Old Bernal Ave, Pleasanton
PleasantonLibrary.org



Community Pulse

POLICE BULLETIN

'That's not a side hustle. That's a full-time felony.'

Dublin Police Services officers discovered over five pounds of narcotics at a residence in the city last week worth about \$200,000 as well as multiple firearms, the department said.

Police arrested Kevin Reese, 55, as a result of the findings Feb. 17 within the 10800 block of Inspiration Circle, DPS spokesperson Miguel Campos told Pleasanton Weekly.

DPS officials alleged on social media that Reese possessed a slew of intoxicants and weapons: 5.5 pounds of cocaine, psilocybin mushrooms, ecstasy, anabolic steroids, three rifles, three handguns and two shotguns.

"That's not a side hustle. That's a full-time felony," police wrote online. "In all seriousness, this case highlights the connection between narcotics trafficking, illegal firearms and the threat they pose to community safety."

According to DPS officials, Reese legally owned all the firearms, however, possessing them in conjunction with controlled substances was against the law.

"Removing these drugs and weapons from our neighborhoods makes Dublin safer for everyone," officials added.

Reese was charged with 11 counts including possession of a controlled substance for sales and/or distribution, possession of an assault weapon, possession of a controlled substance while armed with a loaded firearm, money laundering and false declaration to receive health benefits, Campos said.

Inside his garage, officers also found a Rolls-Royce, Bentley, Cadillac SUV and hundreds of thousands of dollars worth of jewelry, DPS officials wrote on social media. "We do not have reason to believe that any of the jewelry or vehicles were stolen," Campos said.

Reese remained in custody as of Wednesday morning.

— Jude Strzemp

Alamo bank robbery suspects arrested

Police arrested two men last week suspected of an Alamo bank robbery and an attempted robbery outside a Lafayette bank.

At about 2 p.m. Feb. 17, Contra Costa County Sheriff's Office deputies were sent to the 3100 block of Danville Boulevard in unincorporated Alamo to investigate a report of a bank robbery.

A description of the robbers and their vehicle were broadcast to other law enforcement agencies in the area and soon Danville police were able to get a license plate number which they also shared. Lafayette police then saw

an apparent attempted robbery outside a bank on the 3600 block of Mt. Diablo Boulevard, according to the sheriff's office.

The suspect ran to a waiting vehicle, which fled toward Lafayette Circle, where officers found it unoccupied and parked. Lafayette police detained two suspects near East Street and searched a backpack, in which they found a replica Glock pistol, sheriff's officials said.

Another police department in the area is investigating a similar incident just prior to the Alamo robbery, according to the sheriff's office.

The suspects, 23-year-old Jarmaya Tillman and 20-year-old Allen Foster, were booked into the Contra Costa County Jail on suspicion of robbery, attempted robbery and conspiracy, according to sheriff's officials.

Tillman's bail is set at \$200,000, while Foster's is \$150,000.

Anyone with information

can contact the sheriff's office Investigation Division at 925-313-2600. Tips can be sent to tips@so.cccounty.us or anonymously called in to 866-846-3592.

— Bay City News Service

Solar company settles

The district attorneys of San Francisco, Alameda County and three other counties settled a lawsuit with a solar energy supplier to resolve allegations the company, Vivint Solar, misrepresented details when selling its services.

The company did not admit liability but agreed to pay \$1.3 million in civil penalties to end the consumer protection complaint that was filed in Riverside County Superior Court.

It also agreed to establish a \$3 million fund to pay restitution to anyone with a valid restitution request from the company, according to a news release from the San Francisco

District Attorney's Office.

Vivint installs and maintains residential solar systems and sells the energy they generate to the customer at a set price.

The company, which has since been sold to Sunrun Inc., was accused of offering misleading "Purchase Power Agreements," called PPAs, by misrepresenting its relationship with a local utility company, the associated costs and savings, and a customer's ability to cancel their contract or service.

The stipulated judgement the company agreed to also prohibits it from engaging in other deceptive behavior, such as running credit checks without a customer's consent; opening customer accounts without having a written agreement; providing the contract in the language the agreement used to negotiate; enforcing a so-called "liquidated damages" provision in contracts, which the San Francisco DA's Office called illegal.

"Installing a solar system on your home is an important financial decision," said San Francisco District Attorney Brooke Jenkins.

"Although consumers can benefit from the purchase of household solar energy, companies selling such products have a duty to be honest and upfront, particularly about the savings a customer might reasonably expect to receive and the company's affiliation, if any, with the local utility," Jenkins said.

The agreement requires Vivint to notify customers about the stipulated judgement and the option to pursue restitution. Eligible claims include contracts or agreements made between Aug. 3, 2016, and Oct. 8, 2020, according to the San Francisco DA's Office.

The counties of Riverside, San Diego and Fresno also joined the complaint. ■

— Bay City News Service

Barry Alan Mancebo

June 26, 1958 - January 24, 2026

It is with great sadness that we announce the passing of Barry Alan Mancebo on January 24, 2026. Barry was born on June 26, 1958 in Castro Valley to Kenneth and Jo Nita Mancebo. Barry was the owner of Mancebo Corporation, a grading and paving firm which helped in the building of countless businesses and homes throughout the Bay Area. Barry moved to Pleasanton in 1999 to raise his daughter, Marissa, in this beautiful community.



One of his great loves was helping children. He began volunteering to help fellow students while still in elementary school. As his daughter went through the Pleasanton school system, he continued that love by being a yard duty supervisor at Hearst Elementary School and served on the Hearst and Pleasanton Middle School site councils. He was also a beloved coach for the Pleasanton Girl's Softball League for many years.

Barry's second favorite pastime was enjoying live theater. He even acted in a community theater play while in his 20's. He was a season ticket holder for BroadwaySF productions for over 40 years and often enjoyed trips to see plays on Broadway in NYC. He was a sponsor at the Bankhead Livermore Arts Foundation and the Firehouse Arts Center. He also enjoyed fast cars and perfecting his favorite Manhattan cocktail.

He was known for being a terrific friend. If you were his friend, he truly loved and cared about you. He was always willing to lend a hand, or a tool, or an ear to listen and time to talk with you. Many neighborhood friends called him the "Mayor of the Court" because they knew they could always rely on him. Barry was known for being quite the jokester with his friends and you were sure to have a good time if he was around. His beautiful smile and sense of humor will be missed by many.

Barry is survived by who he often referred to as the love of his life and fiancé, Alayne Balke, his most beloved daughter Marissa Mancebo, his adored mother Jo Nita Silver, brother Ricardo Mancebo and half-brother Greg Klein. He will also be missed by his many close relatives and Alayne's son Taylor Balke.

The family will announce memorial plans.

In lieu of flowers, the family asks that you consider making a donation to CIEF - Construction Industry Education Foundation.

PAID OBITUARY

Audrey Sears

September 23, 1941 - January 22, 2026

Audrey M. Sears passed away on Thursday, January 22, 2026 (84) at home with her family and hospice care close by.

Audrey was born in Berkeley to William T. Marsh and Alice D'Arcy Marsh. They lived in Walnut Creek in her early years and moved to Danville while attending San Ramon Valley High School. The family moved to Pleasanton in 1958 after losing their home in Danville because the state of California was purchasing property for a new highway, I-680.

She met the love of her life, William "Willie" Sears, while at SRVUHS. She drove on State Highway 21, now Foothill Road and San Ramon Blvd., her senior year as a Cheerleader at SRHS. She attended San Jose State for a year and then worked for an insurance agent in Hayward. After Willie finished his Army service, they married in 1964. With a short stay at an apartment, they bought their first home in Pleasanton. Audrey spent a lot of time with the two boys' activities, PTA, sports, volunteering at the Livermore Hospital thrift shop, and the Pleasanton library.

Audrey is survived by her husband, son Scott (Lisa), son Todd (Nicole), and five grandchildren, Nathan, Tyler, Rachel, Maddie, and Ollie Sears; her older brother, George T. Marsh; and many cousins, nieces, and nephews. She wished to be cremated, no services.

A celebration of life is scheduled for Saturday, March 14th, at the family home, 4-7 pm.

Audrey wished for any contributions to be made to the following organizations:

Museum on Main (MOM) in Pleasanton: <https://www.museumonmain.org/>

Keep Tahoe Blue:

<https://www.keeptahoeblue.org/>

Palo Alto Medical Foundation: <https://www.sutterhealth.org/>

Stanford Medicine Healthcare Tri-Valley in Pleasanton:

<https://stanfordhealthcare.org/tri-valley/>

Bristol Hospice-East Bay: <https://bristolhospice.com/location/bristol-hospice-east-bay/>

PAID OBITUARY

A CENTURY OF CASTLEWOOD

TRACING THE EVOLUTION FROM HEARST HACIENDA TO GOLF AND COUNTRY CLUB TO MODERN HUB FOR RECREATION

BY JEREMY WALSH

Perched partway up the southwestern hills is an epicenter of recreational and social activity that evokes the past, present and future of Pleasanton.

The Club at Castlewood is celebrating its centennial this year — 1926 marking the moment when its transition from famed Hearst family estate to a golf and country club became official. So much that transpired during the ensuing 100 years is highlighted around the grounds and its website for the special occasion, all while the private club is continuing the evolution into its “Castlewood 2.0” era to position itself for success throughout the next century.

“It is a tremendous source of community pride. The club is inextricably manifest with our city’s history,” said Julia Murtagh, a Castlewood resident and club member along with her husband.

“From its inception as Phoebe Hearst’s oasis in support of her philanthropic, academic and women’s rights activities through to its current incarnation, the club grounds and facilities are one of the best physical representations of Pleasanton’s rich past and current vibrancy,” Murtagh told the Weekly.

Situated among the affluent unincorporated neighborhood that also bears the Castlewood name, the club currently features a pair of 18-hole golf courses with practice facilities, tennis, pickleball and bocce courts, swimming pools, fitness center, full restaurant with a bar, event spaces, child care room and — for 2026, anyway — a history wall and associated displays in the main lobby.

The gallery of photographs and artifacts tell the story of the property, including milestones like the Hearsts’ Hacienda del Pozo de Verona, the early golf years on the upper Hill Course, the downturn during the Great Depression, the dude ranch era, the arrival of the lower Valley Course, the destructive 1969 fire, the rebuilding effort that followed in the early 1970s and the major renovations of the 2020s as part of a modern rebrand.

“We are very proud that Castlewood has reached its 100-year-old birthday,” said Greg Womble, who lent his 1931 Cadillac V-12 to the lobby display around the club’s centennial kickoff, a sold-out speakeasy party Jan. 31.

“Any organization has ups and downs, serious events, etc. But the Club has been able to adapt and change with the times. Castlewood is an important part of Pleasanton and the Tri-Valley area,” added Womble, a member with his wife Gretchen for more than 40 years.

With a fresh tagline (“A Century of Tradition. A Lifetime of Memories.”) for 2026, Castlewood is sharing its history and celebrating its legacy throughout the year — all while embracing and bolstering its next era.

“My favorite stories about Castlewood are almost all about beginnings and new beginnings,” said Ken MacLennan, curator at the Museum on Main in Pleasanton.

THE CLUB’S ORIGINS

“Castlewood’s story begins long before fairways, villas, or country

club celebrations. It begins with a remarkable woman — Phoebe Apperson Hearst — whose vision, intellect, and generosity shaped a hillside into one of California’s most admired estates,” the club’s website says to open the “Hearst Era 1800s to 1924” section of its history page.

The scenic property was acquired in the late 1800s by George Hearst, the U.S. senator from California who died in 1891, and his wife. Their lone child was media magnate William Randolph Hearst.

George Hearst originally bought the land to raise racehorses, according to MacLennan.

After her husband’s death, Phoebe Hearst — whose name still graces an elementary school in Pleasanton — moved to the property, and in 1896 young architect Julia Morgan was commissioned to create a grand estate there: Hacienda del Pozo de Verona.

Anchored by “a striking Spanish-Moorish home with three wings, sweeping verandas, arched windows, and ornate ironwork,” the estate also featured “panoramic views of the Amador Valley” and stunning gardens with “exotic palms, spineless cacti, jasmine, and climbing wisteria,” according to the club website.

“Her home became a remarkable center of culture, philanthropy, and warm hospitality,” the website added. “For 23 years, the Hacienda welcomed presidents, artists, educators, and local families.”

Murtagh noted the historical relationship between the Hearst



Looking past the Hill Course’s ninth green up at the renovated clubhouse at The Club

at Castlewood. The hacienda in Pleasanton and the Hearst Castle that became the focal point for William Randolph Hearst, also designed by Morgan.

Reflecting on a recent tour of the famed San Simeon property, Murtagh said the docents “spoke glowingly of how Julia had been involved in Phoebe’s Hacienda design and that many of the ‘lessons learned’ in the building here were the genesis for the Castle that is now world-renowned. It makes my attachment to Castlewood a source of pride.”

After Phoebe Hearst’s death, the estate was sold in 1924 to a group that envisioned building a golf club there amid the sport’s boom in the U.S. during that decade.

“For Pleasanton boosters the establishment of a country club just outside of town was a benchmark moment in their decades-long campaign to put the town on the map as an up-to-date, fashionable small California city,” MacLennan said.

“And it may sound kind of tautological,” he added, “but it seems to me that the primary significance of Castlewood Country Club is that it has marked Pleasanton as the sort of community that could support a country club — that it had developed a sufficient number of residents (and regular visitors) whose wealth and lifestyles made this kind of institution personally and/or socially desirable.”

“Castlewood in short was a milestone on Pleasanton’s road from sleepy farm community to prosperous suburb,” MacLennan said.

Following an ambitious construction timeline, the original 18-hole golf course on the hill designed by William P. Bell opened in 1926.

The club founders intentionally shed the Hearst name, opting instead to leverage one’s observation

that the hacienda looked like “a castle in the woods”.

Thus Castlewood Country Club was born. Beyond golf, it became known in the 1920s and ‘30s for dinners, dances, polo, tennis, trap-shooting, outdoor gatherings and the summer villas added along the ridge.

But as the Great Depression wore on, the original club began to flounder in financial woe. Enter John and Edith Marshall.

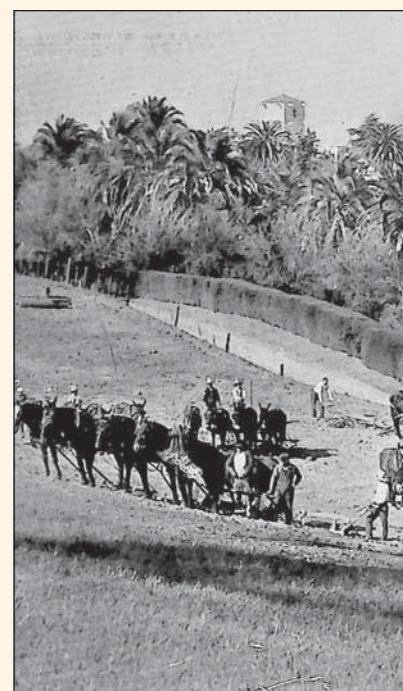
Purchasing the property in 1940, the Marshalls transformed the country club into a dude ranch that would soon become a Bay Area destination for outdoor recreation and entertainment. The Old Hearst Ranch drew thousands of guests each week, including more than 90,000 in 1947, according to club records.

The popular “Dude Ranch Break-



COURTESY CASTLEWOOD

The Hearst family’s famed Hacienda del Pozo de Verona, designed by Julia Morgan, stood for more than 40 years.



Human and animal workers construct the



CHUCK DECKERT

at Castlewood on a sunny February afternoon in 2026.

fast Show” aired on the radio live from the patio garden, and the Cal and Stanford football held practice retreats on the premises. Famed artist Diego Rivera painted a piece, “Encuentro Tropical”, in 1944 for the Ranch Celebrity Bar — it sold in 1999 to a private collector for \$442,000.

The dude ranch era ended in 1954, when the property was sold to businessmen who changed it back to Castlewood Country Club. The Valley Course was added for golfers at the bottom of the hill that same year.

The club was purchased by members in 1961 as its resurgence continued. Until Aug. 24, 1969.

AFTER THE FIRE

“A sudden fire engulfed the Hacienda” one warm summer night, “and within hours the iconic

home ... was gone,” the Castlewood website recalls. The cause remains unclear.

“Hundreds of members and residents gathered on the hillside, watching as firefighters from multiple departments fought to save what they could,” the website stated. “When daylight arrived, only fragments of the Hacienda remained: the music room, portions of the wings, wrought iron grilles, and the famous Cellini gate.”

One of the few things to survive: Rivera’s painting.

“The loss was more than architectural — it felt deeply personal,” according to the club website. “But Castlewood’s story is one of resilience. Even in the ashes of that tragedy, a powerful sense of unity emerged. The community rallied, determined to look forward while honoring the past.”



COURTESY CASTLEWOOD

Phoebe Apperson Hearst, who lived at the property until her death in 1919.



COURTESY CASTLEWOOD

Edith and John Marshall operated the property as a popular dude ranch in the 1940s.

Following much deliberation (including vocal opposition to the design from John Marshall), Castlewood advanced on building anew with a 44,000-square-foot clubhouse, priced at \$1.7 million in 1970, that was said to prioritize “functionality, safety and financial sustainability over historical replication”.

The finished clubhouse would be dedicated on March 5, 1972.

The building included a members’ bar, ladies’ lounge, men’s-only grille, locker rooms, event spaces, entry lobby and golf pro shop. New tennis courts were added in 1972.

Club leadership sought to forge a new identity as the 1980s arrived. The youth swim team took on the Barracudas name, the Hill Maintenance Shop came online and the junior golf program launched — and would go on to produce LPGA major champions Pat Hurst and Paula Creamer and PGA Tour player Todd Fischer.

By a vote of 521-110 in 1989,

members approved of selling the club’s “pitch and putt” course property for \$4.1 million to a developer (10 acres, in what would become homes on Bunker Lane) to fund the Valley Clubhouse demolition and rebuild project.

The theme of revising and reimagining programming across the board to appeal to the next generations continued to and through the turn of the 21st century.

The Valley Course saw five holes overhauled in 1990. Bocce courts were added next to the tennis courts in 2012.

The greater Castlewood community also weathered headline storms in the first two decades of this century, including labor strife and employee pickets, the infamous Scherer murders in the neighborhood that still intrigue true crime media producers to this day, arguments with Alameda County over public service levels, Americans with Disabilities Act accessibility concerns and acquisition overtures

from the Bay Club that members ultimately voted down in 2019.

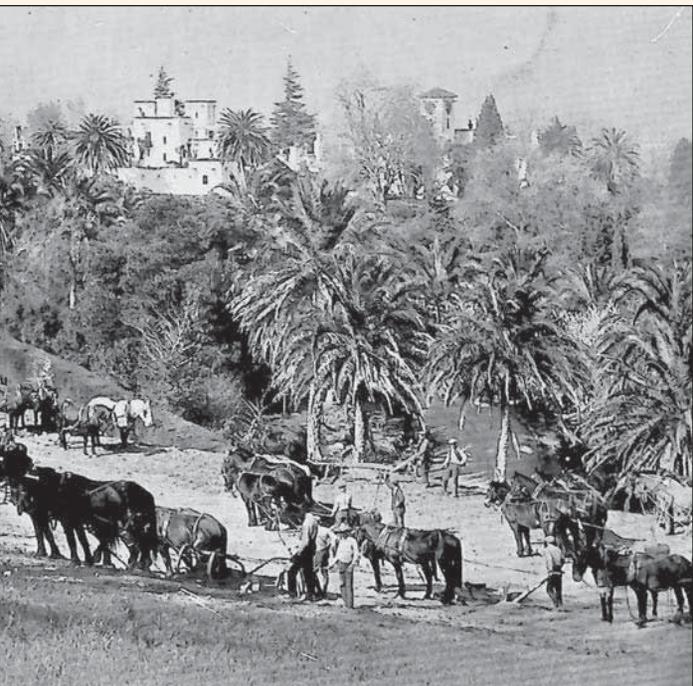
As the dust settled from the latter, a new future for Castlewood emerged — stoked by an unexpected source.

CASTLEWOOD 2.0

“I’ve been a member for 16 years, and I don’t think our club has been in a better, healthy position from a cash balance and reserves, membership, membership growth, diversity. Average age, something we measure in private clubs, is going down; very very important,” said Mark Mullaney, president of the Castlewood Board of Directors.

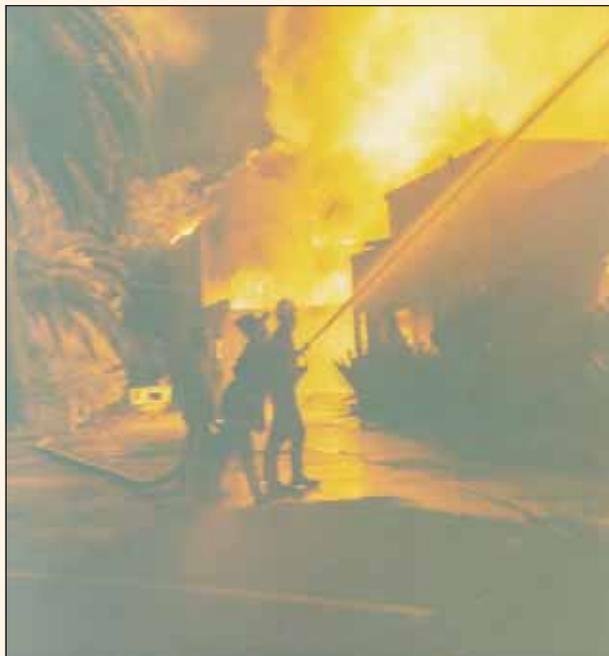
Not long after members voiced their preference to move forward with maintaining ownership and renovating the clubhouse themselves rather than selling to Bay Club (confirmed in a tight 250-211 vote in May 2019), a global pandemic hit that brought much of the recreation world to a halt ... except for golf.

See **CASTLEWOOD** on Page 16



COURTESY CASTLEWOOD

original Castlewood Hill Course in the 1920s.



COURTESY CASTLEWOOD

Firefighters battle the overnight blaze that destroyed the Hearst hacienda at Castlewood in 1969.



COURTESY CASTLEWOOD

The aftermath of the destructive fire nearly 57 years ago.

CASTLEWOOD

Continued from Page 15

Momentum began to pick up for Castlewood as golf and other outdoor leisure activities saw renewed popularity amid the social distancing of 2020.

By the end of that year, club leadership were ready to embark on a \$25 million renovation project that included renaming the campus as The Club at Castlewood to represent its desired reputation as more than just a golf club, but a hub for recreation and socializing catered for the whole family.

"I'll be honest, it was a scary time going into the remodel," General Manager John Vest said. "But the influx of members, financially we're healthier."

The extensive clubhouse overhaul to usher in the club's Castlewood 2.0 era took place between 2021 and 2022.

Highlights included creating the new Morgan's restaurant (named after the hacienda's designer, open to members Wednesdays through Sundays), a larger and modernized fitness center, revamped event spaces and a child care room for the first time, available with a minimum of 24 hours' notice for parent members who want to work out or get in a game of tennis or golf.

The sport center complex was also redesigned in 2022. Castlewood now has three tennis courts, four pickleball courts, along with the bocce and pool facilities. Club leaders are contemplating adding more racket courts on a patch of land on the hill next to the existing courts, to give them eight pickleball and five tennis total.

"The club has a lot of momentum since we reopened. We have about 1,000 families that are

members here ... over the various categories," Mullaney said. "We had 430 people play bocce in spring league and fall league ... it's so popular that we had to go to Sundays, we went to Tuesdays when we're even closed, and we're even evaluating with the intents of adding another court."

Murtagh called Castlewood 2.0 "an amazing renovation thoughtfully designed and has really elevated this Club to one of the best in the East Bay".

Club leadership continues to look forward, while also keeping an eye on the past. The board's centennial committee has been hard at work since 2025 to prepare for the big birthday in 2026.

The celebrations got off to a hot start last month with a speakeasy event, harkening back to the club's original era.

"It was an unforgettable and amazing evening, when we walked into the entrance and saw an antique car displayed in the lobby, read and appreciated the history of Castlewood through the life of a truly remarkable woman — Phoebe Apperson Hearst," Seifu Togo, an equity member with his wife for 22 years, said of the speakeasy.

Togo particularly enjoyed seeing almost every attendee decked out in 1920s fashion.

"This event was one of the best ones that we have ever attended! Looking forward to more celebration events," Gretchen Womble added.

Next up on the calendar are a couples' golf tournament with a nod to the 1920s and the Kentucky Derby on May 2, a family-focused "Dude Ranch Day" on Sept. 26 (near the club's actual birthday) and the "Centennial Gala" on Nov. 7.



Mark Mullaney



CHUCK DECKERT

The Club at Castlewood is known for its pair of distinct 18-hole golf courses – the aptly named, undulating Hill Course and the flatter Valley Course.

"People are enjoying the club, the camaraderie, the spirit," Mullaney said, noting that the committee is also looking at scheduling a spring open house and a speaker series on subjects

like health, finance and fitness.

"Today, as the Club approaches its centennial in 2026, Castlewood stands as a living testament to stewardship and continuity — a place where history

is not frozen in time, but carried forward through shared experience, community, and care for a remarkable piece of land," added Amber Lindsey, director of finance for the club. ■



CHUCK DECKERT

After the 2022 remodel, the club now offers child care services for members who want to work out or play a match.



CHUCK DECKERT

The state-of-the-art, spacious fitness center was a key aspect of the recent renovations.



COURTESY CASTLEWOOD

An aerial view of the sport center complex with tennis, pickleball and bocce courts and pool facilities.



COURTESY CASTLEWOOD

Countless members have remarked to leadership that the speakeasy party last month was the best social event they'd ever been to at Castlewood.

Testing love

and swapping fiancées

Livermore Valley Opera performing Mozart's 'Cosi fan tutte' at Bankhead Theater

BY JUDE STRZEMP

Livermore Valley Opera is set to present a rom-com classic featuring couples pushing the boundaries of their love.

Set to the tune of Wolfgang Amadeus Mozart's music, "Cosi fan tutte" tells the story of a bet between two men about whether they can woo each other's fiancées. To make it all the more real, the men fake their deployment to war and bid their partners goodbye.

The bet begets disguises and a flurry of emotions as the women develop feelings for their suitors. Along with their newfound attraction, the characters struggle with the feeling of guilt.

The opera's title translates to "all women are like that," according to director Rob Herriot, but he prefers "we are all like that" to reflect everyone's potential to fall in love with more than one person.

"It's a study in human nature," Herriot said of the production. "Opera isn't an archaic art form. It's a display of everything coming together. The voice, the text, the emotion — all heightened, but we in our lives all feel these things, no matter what century we're from."

Throughout the show, there are moments of humor, sadness and heartbreak, Herriot said.

Sisters Fiordiligi and Dorabella are devastated over their fiancés' departure to war, where the men are assumed to be killed, according to Meryl Dominguez, who portrays Fiordiligi.

Upon losing her partner Guglielmo and meeting her suitor Ferrando, teenage Fiordiligi wrestles with her desire for agency and partnership, Dominguez explained.

"She wants to be loved and accepted," Dominguez said. "She's only ever been allowed to be something for other people."

"In today's politics, it can be read as very sexist," Dominguez said of "Cosi fan tutte", without concern for the upcoming shows. "I have full faith in Rob that we're going to have a great production and we're going to find a



wonderful way of tying things together that make these full characters rather than the shadows on the wall they can sometimes feel like in productions."

Intertwining with the story is Mozart's music, considered by Herriot as some of the composer's best creations.

"It really is music you can't help but fall in love with," Herriot said.

In addition to Dominguez, the production features Megan Potter as Dorabella, Sid Chand

as Ferrando, Samuel Kidd as Guglielmo, Eugene Brancoveanu as instigator Don Alfonso and Courtney Miller as fellow instigator Despina.

The production also features music director Alexander Katsman and chorusmaster Bruce Olstad.

"Cosi fan tutte" is sung in Italian with English supertitles. It marks the second production in LV Opera's 2025-26 season.

The production is scheduled to premiere at 7:30 p.m. this Saturday (Feb. 28) at the



COURTESY LV OPERA

Above: Rehearsals in the final days before opening night for Livermore Valley Opera's production of "Cosi fan tutte". Left: The show stars (clockwise from top left) Meryl Dominguez, Sid Chand, Samuel Kidd and Megan Potter.

Bankhead Theater in downtown Livermore. Ahead of the performance opening night, LV Opera is hosting a four-course dinner the same day at 4 p.m. at Uncle Yu's in Livermore to kick off the production.

The remaining three performances are scheduled to begin at 2 p.m. this Sunday (March 1) and next Saturday and Sunday (March 7-8). For tickets and more information, visit the Bankhead website at livermorearts.org. ■

Sprinkles Cupcakes shop reopens in City Center

San Ramon franchise among just two locations back in business after brand's nationwide closures

BY JEREMY WALSH

In an unexpected turnaround, the Sprinkles Cupcakes franchise in San Ramon has opened its doors again — nearly six weeks after the parent company abruptly closed all locations nationwide.

The small dessert shop on the first floor of City Center Bishop Ranch reopened Feb. 12, with limited hours and a limited menu for its initial weeks back in business

before ramping up under new normal operations, according to head baker and general manager Avery Massa.

"(I) was absolutely devastated when we closed down. This bakery means SO much to me, and I am beyond ecstatic we are re-opening," Massa said in a post on Nextdoor. "Any support would mean the world to me, and my team! I hope to see some of you very soon."

The San Ramon store had

shuttered like all others across the country on New Year's Eve when the private equity owners of Sprinkles Cupcakes pulled the plug on the brand.

But it appears two franchise locations in the Bay Area found some flexibility, with the shops in City Center and Stanford Shopping Center in Palo Alto now open again — they are the only stores currently listed as active on the pared-back Sprinkles website. ■



Sprinkles Cupcakes is back in business at City Center Bishop Ranch in San Ramon.

JEREMY WALSH

Mandates without money: The state's housing agenda will not achieve affordability

As Pleasanton residents see housing projects increasing around our city it's important to know: The state is mandating that Pleasanton produce 6,000 new housing units in this current housing cycle, an inflated and unrealistic number.

In our last cycle, Pleasanton accomplished 300% of our required market rate housing goal. As nearly all California cities we fell short of our affordable housing mandates. Pleasanton made a strong effort to produce affordable housing using a policy that requires private developers to include a percentage of below-market-rate homes within new residential projects.

This is what you should know about the state's false agenda.

In recent years, residents have heard: housing affordability is simply a matter of "not enough supply", and if cities like ours deregulate (remove local decision-making) and

just build more, prices will fall. Credible economic research shows that supply alone will not deliver affordability particularly in high-cost communities like Pleasanton.

Studies from respected institutions such as the Urban Institute, the Brookings Institution and research economists at the Federal Reserve demonstrate an important reality: new construction primarily produces market-rate or luxury housing. Developers will price units to cover land, materials, labor and profit. In the Bay Area, those baseline costs are extremely high.

Deregulation does not eliminate the cost of land, concrete or labor.

In desirable regions, new units are typically absorbed by higher-income buyers and investors. That



may increase total housing stock, but it does not reduce rents to levels affordable for teachers, service workers or young families. The filtering process, where new units eventually become affordable over time, will take decades, if ever.

Here is the critical issue for Pleasanton residents: under current state mandates, our city must plan for approximately 6,000 new housing units, of which 3,000 are income qualified affordable housing units. What is rarely discussed is the cost of required subsidies.

Affordable housing does not become affordable by deregulation; it becomes affordable through subsidy. The average public subsidy required per affordable unit in the Bay Area ranges from \$500,000 to \$900,000 per unit.

Using a conservative estimate of \$500,000 per unit, 3,000 units x \$500,000 = over \$1.5 billion, costs could approach \$2 billion.

The state has set cities up to fail. Pleasanton does not have a \$1.5 billion to \$2 billion housing fund. Nor has the State of California provided funding at that scale to match its mandates. This creates an imbalance: cities are required to zone and approve units (or receive harsh penalties) but are not provided the funding necessary to make those units affordable to lower-income households.

This is why simply calling for "more supply" is not a solution. Supply without subsidy produces market-rate housing, California has produced a significant number of market rate homes, and developer profits.

To produce affordable housing, we need:

- Dedicated funding sources (regional housing trust funds, expanded tax credits).

- Preservation programs to protect existing naturally affordable units. Not tear down for expensive

new construction.

- State legislation that pairs housing mandates with permanent funding streams rather than shifting unfunded obligations to local governments.

Housing affordability is not solved by wishful thinking. It requires billions in state and federal subsidy.

Our goal is a Pleasanton that remains livable, and welcoming, but we must align mandates with fiscal reality to achieve that goal.

Pleasanton can't continue to absorb the burden of the state's unconstitutional unfunded mandates. Article XIII B, Section 6 of the California Constitution prohibits unfunded mandates on local governments.

Pleasanton must join together with other cities to challenge the state's failed housing agenda. ■

Editor's note: Julie Testa is in her second term on the Pleasanton City Council, representing District 3.

LETTERS

Sound wall

Thank you for the article "Supporting the Valley Avenue's sound wall" that explained some of the history and gave an update.

It is important to note that Valley Avenue used to be a two-lane road, and approval to widen to four lanes forgiven by the residents with the requirement of this sound wall that was installed. Little did we know how heavy the traffic would become, and the addition of stop lights and stop signs would be installed at every intersection.

The Pleasanton school board does not seem to appreciate how heavy the traffic has become, and recently approved adding additional services at Harvest Park Middle School and also removing some green space to make parking lots larger. This will add more traffic coming and going to Harvest Park on the already busy Valley Avenue and surrounding streets.

While local residents have asked for these services to be added to another school site where room is already available, the pleas were ignored. Not only is Harvest Park the oldest middle school in Pleasanton, it is the only middle school surrounded on all sides by residential housing.

The increased traffic does not only affect Valley Avenue, Black Avenue, Greenwood Road and Northway

Road, but also the feeder streets of Raven Road, Crestline Road, Mohr Avenue, Harvest Road and quite a few others.

We that live in these neighborhoods experience the school traffic crush twice a day, with other activities at the school at night and weekends bringing additional traffic. Some habits of cars that we see includes speeding, parents stopping cars in the middle of residential streets to pick up their kids and quite a few near misses (some have hit) of cars and kids walking or riding their bikes home.

— Tessie Wagner-Pease

Traffic backups getting into Del Valle Park

I am a 42-year resident / land-owner just east of the entrance to Del Valle Park. Getting into the park means sitting in a backup of vehicles stopped on Del Valle Road, which is a county road all the way to across the bridge.

On holiday weekends traffic is known to back up for 1-1/4 miles or more. In the past it has been known to have traffic backed up north of the intersection of Del Valle Road and Mines Road, because they stop traffic there when the park is cutting off residents who live out Mines Road from getting reasonable access to their properties.

Dave Haubert, county supervisor, and Shawn Wilson, Haubert's assistant, have been working on resolving this for around two years, but nothing has happened to remedy this problem because the Park District is dragging their feet.

Haubert's office found out that the entrance kiosk that sits in the county road was built without permits from the county and the county has threatened to remove the kiosk and bill the park district if the park district doesn't remove it. That has been about a year ago but the kiosk is still there.

— Jim Frerking

Simply asking for accountability

Dear PDA and City of Pleasanton: May I suggest we retire the term "revitalizing downtown" and switch to SMART goals that are specific, measurable, achievable, relevant, and time-bound?

Merriam-Webster defines business as "a means of livelihood" and Investopedia.com as "the efforts and activities undertaken by individuals to produce and sell goods and services for profit". Business owners don't talk about "revitalization" as a tangible goal; our goals include cost reduction and revenue growth.

As Dr. Harry Edwards wrote

wisely in his recent letter to the PW, the PDA tends to use "soundbite happy speak" instead of language that makes them accountable. How do you measure making Pleasanton "culturally relevant"?

If businesses can't pay their bills, they close. It's that simple.

Middle 8 closed when their rent increased and made them unprofitable. PRIMM Boutique closed when the historic building that hosted their store was condemned. Clover Creek Gifts left downtown because their customers couldn't find parking. These are the real problems that need solutions in downtown Pleasanton.

So, why did the City Council give an additional \$80,000 of our tax dollars to the PDA — during a budget crisis that caused local services, like library hours, to be cut; and in a year when assessment fees for downtown businesses were significantly increased. Based on what?

All I ask is for accountability.

City Council: please share the SMART goals the PDA reached over the past three years that warranted additional funding, and the SMART goals that are used to hold the PDA accountable for the use of this additional money. We have a right to know.

— Natascha Thomson, LMFT
26-year resident of Pleasanton and local business owner

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PLEASANTON PREPS

By DENNIS MILLER

Remembering my old Amador coach, Mike Geib

‘Lessons we have carried with us for years — lessons that made us better people’

Coach Geib. No matter how far removed we were from playing soccer at Amador Valley in the late 1970s, I was never comfortable calling Mike Geib, “Mike”.

He always was and will forever be Coach Geib or Mr. Geib.

When former teacher Mike Geib passed away recently, a big chunk of the history of Amador Valley High School, as well as a big part of his legion of former players, went with him.

What made Mr. Geib a great coach? It wasn't his soccer coaching tactical ability as he wasn't a soccer player. In fact, when he retired as a coach, he gifted me a book by iconic soccer coach Hubert Vogelsinger that had passages highlighted throughout.

In those pages I found lessons he told us, verbatim to what was written in the book.

What made Mr. Geib a great coach was that he didn't try to reinvent the wheel.

There was no secret as to how much talent Mr. Geib had at his disposal at Amador and that left his coaching plan straightforward — condition and motivate the talent.

He gave us a masterclass.

From the time we started pre-season conditioning on through the last week of practice, we worked



COURTESY DENNIS MILLER

Former Amador Valley soccer players (left to right) Scott Wilcox, Kevin Crow, Steve Wilcox, Dennis Miller and Keith Clay surround their former coach Mike Geib last year.

— and we worked our butts off.

We knew we had the best team; we just needed to make sure we did our jobs. He made sure we did.

One overlooked angle of Coach Geib's methodology is that he built on team unity and brought us even closer together. There were a lot of strong personalities in my years on the varsity at Amador, but Coach Geib made sure it was one strong unit.

We had players-only meetings the night before every game where we went around the room speaking about the game and what our responsibilities were for the next game.

During practices Coach would absolutely destroy us with conditioning — anyone remember the grinder? It

seemed like we were beaten into the ground. What that did was bond us even closer together, often uniting us a team, cursing our coach behind his back. It was bonding, but with a sense of comic relief.

Then there were the catchphrases, some of which my buddies and I still use today.

“It's all about mind over matter — I don't mind and you don't matter” was often said in the middle of conditioning drills.

“I'm not getting tired one bit,” I recall came in the middle of the grinder.

Those two phrases resonated with us back then and they still do today. One thing I can guarantee is that no team outworked us. One more

guarantee — we all slept well each night after practice.

He held us accountable by re-enforcing a simple plan — work hard and good things will happen.

It worked as we had one run of 55 games without a loss. At the time, it was the record for all high school sports in the United States. That mark was later crushed by the De La Salle football team.

My senior year we were 20-0-1 and allowed like 5-6 goals for the entire season and finished as the No. 1 team in the United States.

One final thing I think gets overlooked about Coach Geib is his ability as a teacher. He was a tough teacher and one that most soccer players avoided taking.

He was brutally honest in the classroom, but that was the type of teacher I liked. The tougher the better, as I knew it would prepare me for college.

I remember walking into his classroom on the first day of school, getting a glance from him, followed by “what are you doing in here?”

You did not want to answer a question wrong in his class!

The older we get we may not remember a lot about our high school years, but I remember plenty that Coach Geib taught us. Lessons we have carried with us for years — lessons that made us better people.

RIP Coach — you were a difference maker.

Funeral services have been set for March 12, 11 a.m. at St. Joan of Arc in San Ramon.

Amador boys' basketball

The Dons took a pair of games to advance to the semifinals of the North Coast Section Division I playoffs.

In the first game, the Dons beat Redwood 70-44, with four players scoring in double figures.

Jaylen Smith had 17, Cade Krueger 14 and Elijah Stanley 13 for the Dons. Eli Pace had 11 points and had six rebounds for Amador.

In the second round, the Dons gained revenge for an early season loss, beating Livermore 56-31. Smith went wild on offense, finishing with 26, nearly half of the Amador points. Krueger and Stanley added eight points each.

Amador boys' soccer

Amador Valley's postseason journey came to an end this past week in a hard-fought 3-0 NCS D-I playoff match against Tamalpais in Mill Valley.

The game was close in the first half as the score was 0-0 at the break. With 19 returning players, the Dons seem poised to make another run to the postseason next year. ■

Smith pens biography on legendary Stanford coach

‘Life's Work’ follows personal story and Hall of Fame career of Tara VanDerveer

By JEREMY WALSH

Dublin's Michelle Smith has released her new biography of legendary Stanford University women's basketball coach Tara VanDerveer, a book that brought together the two Hall of Famers whose professional relationship dates back some 30 years.

Released this month by Triumph Books, “Life's Work: How Tara VanDerveer and Stanford Women's Basketball Changed the Sport Forever” is the culmination of nearly a decade of research and writing, with Smith hand-selected by VanDerveer to tell her story and that of the Cardinal program she built.

“I chose the title ‘Life's Work’ for this book, not only because building the Stanford program was VanDerveer's life's work, but also because chronicling it for three decades was mine as well,”



COURTESY MICHELLE SMITH
Tara VanDerveer (left) and author Michelle Smith at book launch Feb. 15.

Smith told the Pleasanton Weekly.

“I have been courtside, in the hallways, and in the locker room for nearly everything I wrote about, save for the earliest days of her time with

the program,” she said Tuesday. “For me, this is a collection of stories that tell a much bigger story about women's leadership, the power of legacy and innovation and inspiring young women to be their best.”

VanDerveer guided the Stanford women's basketball team from a fledgling program when she arrived in 1985 to a national powerhouse with three national championships and 14 Final Four appearances. Also the head coach of the dominant U.S. women's national team that won gold in 1996, VanDerveer was inducted into the Naismith Memorial Basketball Hall of Fame in 2011.

“I am most proud of our Stanford sisterhood — the lifelong friendships and deep relationships that we have built over the years,” VanDerveer said. “I am also deeply proud of what our team members have gone on to

do in their careers and communities.”

“Life's Work” follows VanDerveer's personal and professional journey from growing up with limited basketball opportunities in Western New York to playing at Indiana University to head coaching stops at Idaho and Ohio State to her illustrious tenure at Stanford and through into her retirement in 2024. She finished her coaching career with more wins than Pat Summitt and Mike Krzyzewski.

“Almost a decade ago, Tara VanDerveer invited me to dinner and asked me to write a book about her program,” Smith said in the book launch press release. “I asked her what she wanted the book to be about and she said to me, ‘Other programs have one, and we are better than them.’ I laughed and said that I wasn't sure that was a hook for a book, but I took her point.”

Smith, a former Stanford writer for the San Francisco Examiner and San Francisco Chronicle who helped pioneer the national women's basketball coverage beat with ESPN.com, was inducted into the Naismith Hall of Fame last summer after receiving the 2025 Curt Gowdy Media Award.

“In the 30 years I have covered the Stanford program, the stories have been plentiful and compelling both on and off the court, but they have always had one thing in common—a pursuit of excellence and achievement. And Tara VanDerveer was always the driver in that pursuit,” Smith said.

VanDerveer joined Smith for a book launch event at Stanford in Palo Alto on Feb. 15. Among the signings upcoming on her calendar, Smith is set to appear at Towne Center Books in downtown Pleasanton at 7 p.m. March 24. ■

Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 569378
The following person(s)/registrant(s) have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):
MEGA ELECTRIC
38525 Knute CT
Fremont, CA 94536
FILED IN ALAMEDA COUNTY ON: 03/05/2020
UNDER FILE NO. 569378
REGISTRANT'S NAME(S):
DIURCA COSTIN
20348 Stanton Ave #7
Castro Valley, CA 94546
KUNTZ REIGH MELISSA
20348 Stanton Ave #7
Castro Valley, CA 94546
THIS BUSINESS WAS CONDUCTED BY A Married Couple.
This statement was filed with the County Clerk Recorder of Alameda County on January 28 2026.
(PLW Feb 6, 13, 20 and 27, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 609088
The following person(s)/registrant(s) have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):
CREME AND PETALS
3725 Carlwyn Court
Castro Valley, CA 94546
FILED IN ALAMEDA COUNTY ON: 09/04/2024
UNDER FILE NO. 609088
REGISTRANT'S NAME(S):
BRITNEY HUANG
3725 Carlwyn Court
Castro Valley, CA 94546
THIS BUSINESS WAS CONDUCTED BY An Individual.
This statement was filed with the County Clerk Recorder of Alameda County on February 03 2026.
(PLW Feb 20, 27, Mar 6 and 13, 2026)

OLDEN MILL
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620955
The following person (persons) is (are) doing business as:
1.) Olden Mill , located at 678 Concord Pl, Pleasanton, CA 94566, Alameda County. Mailing Address: PO BOX 1106 Pleasanton, CA 94566
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
OLDEN MILL LLC
678 Concord Pl
Pleasanton, CA 94566
State of Incorporation/Organization: California
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on February 19 2026.
(PLW Feb 27, Mar 6, 13 and 20, 2026)

ARCIMUSE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620723
The following person (persons) is (are) doing business as:
1.) ARCIMUSE , located at 351 Oak St, Ste 295, Oakland, CA, 94607, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
OMAR LALDIN
351 Oak St, Ste 295
Oakland, CA, 94607
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on February 09 2026.
(PLW Feb 20, 27, Mar 6 and 13, 2026)

SUNGLOW MOBILE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620562
The following person (persons) is (are) doing business as:
1.) SUNGLOW MOBILE , located at 8257 MULBERRY PL DUBLIN, CA 94568, ALAMEDA County.
This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
YAN TING LI

8257 MULBERRY PL
DUBLIN, CA 94568
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 30 2026.
(PLW Feb 20, 27, Mar 6 and 13, 2026)

FREEWAY INSURANCE AGENCY OF LIVERMORE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 619713
The following person (persons) is (are) doing business as:
1.) Freeway Insurance Agency Of Livermore , located at 1509 M Vasco Rd, Livermore, CA 94551, Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
ORAM GROUP LLC
1509 M Vasco Rd
Livermore, CA 94551
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 12/29/2025
This statement was filed with the County Clerk-Recorder of Alameda on December 29 2025.
(PLW Feb 6, 13, 20 and 27, 2026)

BETWEEN US BOUQUETS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620729
The following person (persons) is (are) doing business as:
1.) Between Us Bouquets , located at 5180 Golden Rd, Apt. 88, Pleasanton, CA 94566, Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
RAUSHAN LLC
5180 Golden Rd, Apt. 88
Pleasanton, CA 94566
State of Incorporation/Organization: New Jersey
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on February 10 2026.
(PLW Feb 20, 27, Mar 6 and 13, 2026)

LITTLE J MAGNETS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620056
The following person (persons) is (are) doing business as:
1.) Little J Magnets , located at 4625 Mirador Dr, Pleasanton, CA 94566 , Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
DIANA MEHANNY
4625 Mirador Dr
Pleasanton, CA 94566
Registrant began transacting business under the fictitious business name(s) listed above on 12/25/2025
This statement was filed with the County Clerk-Recorder of Alameda on January 09 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

SYNERGY HOMECARE CA60
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 621006
The following person (persons) is (are) doing business as:
1.) SYNERGY HOMECARE CA60 , located at 4049 FIRST STREET SUITE #223, LIVERMORE, CA 94551, ALAMEDA County.
This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
ALTAMONT SUPPORT SERVICES LLC
4049 FIRST STREET SUITE #223
LIVERMORE, CA 94551
State of Incorporation/Organization: CALIFORNIA
Registrant began transacting business under the fictitious business name(s) listed above on FEBRUARY 1, 2026
This statement was filed with the County Clerk-Recorder of Alameda on February 20 2026.
(PLW Feb 27, Mar 6, 13 and 20, 2026)

CHASE ELECTRIC
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620650
The following person (persons) is (are) doing business as:
1.) Chase Electric , located at 1048 Serpentine Ln #302 Pleasanton, CA 94566, Alameda County.

This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
HENNINGS ELECTRIC LLC
1048 Serpentine Lane #302
Pleasanton, CA 94566
State of Incorporation/Organization: California
Registrant began transacting business under the fictitious business name(s) listed above on 02/01/2026
This statement was filed with the County Clerk-Recorder of Alameda on February 04 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

UNITY CLEANING GROUP
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 2026040517
The following person (persons) is (are) doing business as:
1.) UNITY CLEANING GROUP , located at 2350 Saratoga Street, Unit 112, ALAMEDA County. This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
29.5 LLC
2350 Saratoga Street, Unit 112
ALAMEDA CA 94501
State of Incorporation/Organization: CALIFORNIA
Registrant began transacting business under the fictitious business name(s) listed above on 02/2026
This statement was filed with the County Clerk-Recorder of Alameda on February 23 2026.
(PLW Feb 27, Mar 6, 13 and 20, 2026)

KHADIIJA'S CREATIONS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620443
The following person (persons) is (are) doing business as:
1.) KHADIIJA'S CREATIONS , located at 2061 HAGGERTY DR, Dublin, CA 94568, Alameda County.
This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
KHADIIJA SAYEED
2061 HAGGERTY DR
Dublin, CA 94568
Registrant began transacting business under the fictitious business name(s) listed above on JANUARY 25, 2026
This statement was filed with the County Clerk-Recorder of Alameda on January 27 2026.
(PLW Feb 27, Mar 6, 13 and 20, 2026)

IMPACTO GARDENING SERVICES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 619973
The following person (persons) is (are) doing business as:
1.) Impacto Gardening Services , located at 26156 Stanwood Avenue Hayward, CA 94544, Alameda County. Mailing Address: PO BOX 111661 Campbell, CA 95011
This business is conducted by: Co-Partners. The name and residence address of the registrant(s) is(are):
BASILIO GONZALEZ
26156 Stanwood Avenue
Hayward, CA 94544
AUREA ORTIZ PAZ
26156 Stanwood Avenue
Hayward, CA 94544
Registrant began transacting business under the fictitious business name(s) listed above on 1/6/2012
This statement was filed with the County Clerk-Recorder of Alameda on January 07 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

CHOCOLATE FISH COFFEE ROASTERS LIVERMORE
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620823
The following person (persons) is (are) doing business as:
1.) Chocolate Fish Coffee Roasters Livermore , located at 847 E Stanley Blvd Livermore, CA 94550, Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
Z FAM VENTURES LLC
185 W Santa Clara Dr
Mountain House, CA 95391
State of Incorporation/Organization: CA
Registrant began transacting business under the fictitious business name(s) listed above on 02/13/2026
This statement was filed with the County Clerk-Recorder of Alameda on February 13 2026.
(PLW Feb 20, 27, Mar 6 and 13, 2026)

CADENCE ALEXIA
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620167
The following person (persons) is (are) doing business as:

1.) CADENCE ALEXIA , located at 5820 Stoneridge Mall Rd Suite 110-23 Pleasanton, CA 94588, Alameda County.
This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
DELASANEICE JOHNSON
5820 Stoneridge Mall Rd Suite 110-23 Pleasanton, CA 94588
Registrant began transacting business under the fictitious business name(s) listed above on 11/23/25
This statement was filed with the County Clerk-Recorder of Alameda on January 15 2026.
(PLW Feb 6, 13, 20 and 27, 2026)

THE HOT SPOT STUDIOS UNION CITY
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620705
The following person (persons) is (are) doing business as:
1.) The Hot Spot Studios Union City , located at 31868 Alvarado Blvd, Union City, CA 94587 , Alameda County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
VISIVISA LLC
36292 Cedar Blvd
Newark, CA 94560
State of Incorporation/Organization: California
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on February 06 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

ALTAMONT AUCTIONS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620585
The following person (persons) is (are) doing business as:
1.) ALTAMONT AUCTIONS , located at 11099 BRITTANY LANE DUBLIN, CA 94568, ALAMEDA County.
This business is conducted by: a Limited Liability Company.
The name and residence address of the registrant(s) is(are):
KR FARMS LLC
PO BOX 608
PLEASANTON CA, 94566
State of Incorporation/Organization: CALIFORNIA
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on February 02 2026.
(PLW Feb 27, Mar 6, 13 and 20, 2026)

REDWOOD MOBILITY AND ACCESS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620254
The following person (persons) is (are) doing business as:
1.) Redwood Mobility And Access , located at 500 High Street, Oakland, CA 94601, Alameda County.
This business is conducted by: a Limited Liability Company. Mailing Address: PO BOX 6094 Moraga, CA 94570.
The name and residence address of the registrant(s) is(are):
NORCARE LLC
PO BOX 6094
Moraga, CA 94570
State of Incorporation/Organization: California
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 20 2026.
(PLW Feb 6, 13, 20 and 27, 2026)

OLD CHARM INTERIOR
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620161
The following person (persons) is (are) doing business as:
1.) Old Charm Interior , located at 503 Centre Ct Alameda, CA 94502, Alameda County. This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
JIUXIN XIONG
503 Centre Ct
Alameda, CA 94502
Registrant began transacting business under the fictitious business name(s) listed above on Jan. 14, 2026
This statement was filed with the County Clerk-Recorder of Alameda on January 14 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

SOYULOO GLOW
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 619855
The following person (persons) is (are) doing business as:

1.) SOYULOO GLOW , located at 2701 Shattuck Ave, #214 Berkeley, CA 94705, Alameda County.
This business is conducted by: an Individual. The name and residence address of the registrant(s) is(are):
TUVSHINZAYA MUNKHJARGAL
2701 Shattuck Ave
Berkeley, CA 94705
Registrant has not yet begun to transact business under the fictitious business name(s) listed above.
This statement was filed with the County Clerk-Recorder of Alameda on January 05 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

MD LASER SPA
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 620295
The following person (persons) is (are) doing business as:
1.) MD Laser Spa , located at 531 Main Street Pleasanton, CA 94566, Alameda County. This business is conducted by: a Corporation. The name and residence address of the registrant(s) is(are):
ROBERT F. GRAY MD INC.
1921 Armondo Ct
Pleasanton, CA 94566
State of Incorporation/Organization: CA
Registrant began transacting business under the fictitious business name(s) listed above on 01/01/2004
This statement was filed with the County Clerk-Recorder of Alameda on January 21 2026.
(PLW Feb 13, 20, 27 and Mar 6, 2026)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA
Case No.: 26CV166518
TO ALL INTERESTED PERSONS:
Petitioner: Shannon Marie Baker filed a petition with this court for a decree changing names as follows:
SHANNON MARIE BAKER to SHANNON MARIE SINACOLA
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING: March 27 2026, 9am, Room 514, 2nd Floor of the Superior Court of California, County of Alameda County located at 24405 Amador Street, Hayward CA 94544.
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
PLEASANTON WEEKLY
Date: January 27, 2026
Thomas Nixon
JUDGE OF THE SUPERIOR COURT
(PLW Feb 6, 13, 20 and 27, 2026)

NOTICE OF DEFAULT PROVE-UP HEARING
Case No. 24CV057827

Notice is given that ROBIN JOLIN and JERRED JOLIN, Plaintiffs, have filed a quiet title action concerning real property located at 991 39th Street, Oakland, CA 94608 (APN: 12-952-23-2) with the Superior Court of California, County of Alameda.

A hearing on the matter will be held as follows:

Hearing Date: May 12, 2026, Time: 10:00 AM
Department: 24
Location: Rene C. Davidson Courthouse, 1225 Fallon Street, Oakland, CA 94612

Defendant: CASCADE FACTORS INCORPORATED and all persons claiming any interest in or lien upon the real property described above are hereby notified that unless you appear at the hearing and show cause why the relief sought in the complaint should not be granted, a judgment will be entered declaring that Plaintiffs are the owners of the property free and clear of any claim by Defendant.

Attorney or Party without Attorney: Robin Jolin 504 M Avenue, La Grande, OR 97850
Tel: (415) 652-5059 Email: robin@robinjolin.com
(PLW Feb 27, Mar 6, 13 and 20, 2026)

Place a legal notice at
PleasantonWeekly.com/legal_notices/

Calendar

POST CALENDAR ITEMS AT PLEASANTONWEEKLY.COM

Entertainment

TVTC'S DREAMS REIMAGINED Join for a fresh, funny and inspiring cabaret where boundaries of casting are joyfully broken and hear Broadway favorites like never before. 7 p.m., Feb. 27; 2 p.m., Feb. 28. Tickets \$24-\$34. Visit firehousearts.org.

WILD & SCENIC FILM FESTIVAL The Wild & Scenic Film Festival On-Tour partners with environmental organizations around the world to share powerful short films that celebrate the beauty of our planet and the people reimagining how we care for it. 5 p.m., Feb. 27. Tickets \$15-\$40. Visit livermorearts.org.

JAZZ AT INKLINGS Join for this free Jazz at Inklings concert with a group of eight on stage. 6-7:30 p.m., Feb. 28. Seating limited. Reserve at meetup.com/pleasanton-jazz-society.

LIVERMORE VALLEY OPERA Fickleness, laughter, betrayal and reconciliation all characterize the last of Mozart's three da Ponte operas, with some of Mozart's most famous arias and glorious music. Feb. 28 to March 1, March 7-8. Tickets \$25-\$115. Visit livermorearts.org.

ADVENTURER PETER HILLARY: 70 YEARS OF EVEREST Peter Hillary is from one of the great families of mountaineering, he summited Everest and reached the South Pole on skis. His father, the late Sir Edmund Hillary, made the first ascent of Mount Everest 70 years ago in 1953. 7:30 p.m., March 5. Tickets \$50-\$80. Visit livermorearts.org.

BEST OF SAN FRANCISCO STAND-UP COMEDY A new generation of comedic talent is set to take the stage from the producers of one of the longest running independent shows in America. 8 p.m., March 6. Tickets \$16-\$26. Visit firehousearts.org.

KINGS RETURN Returning to the Bankhead with their signature blend of rich harmonies and soul-stirring vocals, this Grammy-nominated a cappella group captivates audiences with effortless fusion of gospel, jazz, R&B, and classical influences. 8 p.m., March 6. Tickets \$40-\$70. Visit livermorearts.org.

RONSTADT REVOLUTION - A TRIBUTE TO LINDA RONSTADT Fronted by acclaimed vocalist and stage performer Natalie Amaya and featuring a stellar lineup of veteran musicians, Ronstadt Revolution delivers dynamic performances of both her English- and Spanish-language hits. 7 p.m., March 7. Tickets \$38-\$43. Visit firehousearts.org.

SUNOL REPERTORY THEATRE Sunol Repertory Theatre presents *Too Many Ghosts*, a family-friendly spirited comedy with all proceeds going to Sunol Glen School. March 7; 14-15; 20-21; 28-29. Tickets \$22.50-\$33. Sunol Glen School Theater. Visit sunol.net/srt.

TRAILBLAZERS OF THE WEST Presented by Encore Players, step back in time and celebrate the pioneers who shaped the American frontier featuring, figures such as Annie

Oakley, Calamity Jane, Will Rogers, Mark Twain and Betty Reid Soskin. 2-3 p.m., March 8. Livermore Civic Center Library.

A MIDSUMMER NIGHT'S DREAM CYT presents Shakespeare's enchanting comedy of love, magic and mistaken identity. 6:30 p.m., March 12-13 and 14; 1 p.m., March 14-15. Tickets \$20-\$30. Visit livermorearts.org.

CALICELTIC AT FIREHOUSE CaliCeltic returns to celebrate the release of their sixth album to deliver rollicking interpretations of traditional Irish songs alongside hilarious originals that explore Ireland and its ties to the San Francisco Bay Area. 7 p.m., March 13. Tickets \$27-\$30. Visit firehousearts.org.

VALLEY CONCERT CHORALE PERFORMANCE Valley Concert Chorale presents Millennium and Memory, An American Choral Celebration. 7:30 p.m., March 13, Lynnewood Methodist Church & 7:30, March 14, First Presbyterian Church. Visit valleyconcertchorale.org.

CCSEGER - A TRIBUTE TO BOB SEGER AND CCR CCSegeR performs the timeless music of Bob Seger and Creedence Clearwater Revival in a spectacular tribute show bringing high-energy sounds of these legendary rock icons to life with a powerhouse lineup of seasoned musicians. 7:30 p.m., March 14. Tickets \$33-\$43. Visit firehousearts.org.

Youth

PAL'S PALS CALL FOR ARTISTS Pleasanton Art League is accepting 2-D and 3-D original artwork from middle school and high school students for its 2026 Youth Art Competition which will be displayed from March 20 to April 4 at Museum on Main. Deadline March 1. Visit pal-art.com.

SCIENCE ON SATURDAY Science on Saturday is sponsored by LLNL's Science Education Program geared toward middle and high school students. Tours of Las Positas College offered after each talk. 10 a.m., Feb. 28. Pre-registration required. Visit st.llnl.gov/sci-ed/science-on-saturday.

LIVERMORE TEEN ACADEMY This three-week summer program includes a series of interactive workshops and a short internship with the city of Livermore. Participants need to be Livermore residents and students attending High School in the Fall of 2026. Deadline Feb. 28. For additional information contact njbrumley@livermoreca.gov.

HIGH SCHOOL WRITING CONTEST Tri-Valley Writers sponsors an annual writing contest where winners are given cash prizes and read selections of their work at the awards ceremony. Open to students attending high schools in Pleasanton, Livermore, Dublin, San Ramon and Danville. Deadline March 22. Visit trivalleywriters.org/programs/high-school/.

HIGH SCHOOL JUNIOR & SENIOR ARTS AWARDS The High School Junior & Senior Arts Awards Program is designed to identify, recognize

and encourage talented graduating high school students who reside in Livermore and/or attend a Livermore school with awards granted based on accomplishments in the Arts in school. Deadline April 6. For more information visit livermoreschools.org.

Talks

BLACK HISTORY MONTH STORYTELLING Grammy-nominated storyteller Diane Ferlatte brings her tales to life while accompanied by her musical sidekick Erik Pearson on banjo and guitar. 10:15 a.m., Feb. 28. Livermore Civic Center Library.

AUTHOR EVENT AT LIVERMORE CIVIC CENTER LIBRARY New York Times best-selling author Drew Daywalt will discuss his new book, *Forty the Fortune Teller*, a funny graphic novel-style picture book about a paper fortune teller left behind at recess who ends up saving the day. Books will be available to purchase from Towne Center Books. 2 p.m., Feb. 28.

LIVERMORE-AMADOR GENEALOGICAL SOCIETY Join this Zoom meeting where Kathryn Lake Hogan will discuss *Finding your Canadian Ancestors*. Dive into Canadian records and piece together the missing details of family history. 7 p.m., March 9. Visit l-ags.org.

LIVERMORE-AMADOR VALLEY GARDEN CLUB Rose Loveall, Morningsun Herb Farm and mail order nursery, will discuss tea gardens and teach about growing, harvesting and brewing herbal and flower teas. Plants will be for sale. 6-8 p.m., March 12. Crosswinds Church, 1660 Freisman Road, Livermore, Red Farm Theater Building.

VERSE ON THE VINE: VOICES FROM THE RANGE Join for an afternoon of poetry and prose celebrating the spirit of the West, hosted by Livermore Poet Laureate Peggy Schimmelman. This event features acclaimed cowboy poets Wendy Brown and Jim Cardwell. 3-4 p.m., March 15. Livermore Civic Center Library.

Festivities

ST. PATRICK'S DAY BREW CRAWL Downtown Pleasanton turns green for the 13th annual St. Patrick's Day Brew Crawl where locations and breweries come together for a fun and memorable beer-tasting night with live music, a photo booth with live printouts, Irish dancers and more. 5-8 p.m., March 14. Visit pleasantondowntown.net.

WINGS OF HOPE GALA Join Tri-Valley Haven's Wings of Hope: Light the Way Gala, an evening of connection, dining and entertainment to celebrate and raise support for the rebuilding of the domestic violence shelter. 5:30 p.m., April 17. Early bird discount until March 7. Shannon Community Center. Visit trivalleyhaven.org.

Outdoor Rec

NATIVE GARDEN WORK DAYS Tend and nurture the native gardens at Sycamore Grove Park where volunteers help provide seasonal

PET OF THE WEEK

Henry is full of love

Henry is truly a gentle soul. He's affectionate, observant and full of love to give. He is also deaf and has easily learned hand signals for "sit", "down" and "look at me". He's

a very easygoing companion who enjoys walks around the neighborhood and meeting new friends, and he gets along with other respectful dogs. Contact Tri-Valley Animal Rescue via tvar.org.



TVAR

weeding, planting, pruning and more. All levels of experience are welcome. 10 a.m. to 12 p.m., Feb. 27. Visit larpd.org.

FIRST FRIDAYS WITH EBRPD Join a naturalist from Del Valle Regional Park to learn about the natural world. This free event is recommended for curious minds ages 5 and up. 3:30 p.m., March 6. Livermore Civic Center Library.

Scholarships

2026 PEDROZZI SCHOLARSHIP Eligibility for Pedrozzi Scholarships extends to students of all ages who are either graduating or have graduated from the Livermore Valley Joint Unified School District. Deadline Feb. 27. For more information visit pedrozzifoundation.org/apply-3/.

ALAN HU FOUNDATION SCHOLARSHIP The Alan Hu Foundation presents scholarship awards to Tri-Valley high school seniors whose college and career aspirations are in mental health fields. Application closes March 8. For more information visit alanhufoundation.org/scholarship.

DAVID YANDELL LIVING LEGACY SERVICE SCHOLARSHIP The David Yandell Living Legacy Service Scholarship is a \$10,000 award presented annually to an outstanding graduating senior from Amador Valley High School who exemplifies leadership, integrity and a deep commitment to service within both the school and the broader community. Deadline March 9. Visit 3vcf.org.

CRTA SCHOLARSHIPS The Tri-Valley chapter of the California Retired Teachers Association will award

up to five \$2,500 scholarships to students in Pleasanton, Livermore, Dublin or San Ramon planning to become teachers or school counselors. Deadline March 14. Visit div85.calrta.org.

ASSISTANCE LEAGUE OF AMADOR VALLEY SCHOLARSHIPS Offering three different scholarships to graduating high school seniors residing in Pleasanton, Livermore or Dublin covering tuition, books and supplies. Deadline March 16. Visit assistanceleague.org/amador-valley/.

AMADOR VALLEY SCHOLARSHIPS Amador Valley Scholarships, Inc. awards scholarships to graduating seniors from Foothill, Village and Amador Valley high schools continuing their education at a vocational/technical school, community college or four-year university. Deadline March 20. Visit amadorvalleyscholarshipsinc.org.

PLEASANTON MASONIC LODGE SCHOLARSHIP The Pleasanton Masonic Lodge is offering a \$1,000 scholarship to a graduating senior from a high school in Pleasanton with a record of volunteerism, a minimum 2.5 GPA, attending a trade/technical school, two-year community college or four-year university/college in the fall term following graduation. Deadline April 7. Visit bit.ly/4jFLPNS.

BAY EAST FOUNDATION The Bay East Foundation Scholarship is to support and finance the higher education of Bay Area students and enrich their academic and professional careers. Open to those with a primary residence in Alameda or Contra Costa County with a GPA of 3.25 or higher. Apply by April 26. Visit bayeast.org/bay-east-scholarship.

Employment

Senior Bioinformatics Scientist for Roche Sequencing Solutions, Inc., Pleasanton, CA. May telecommute up to 2 days/wk. Req: Master's in Bioinformatics, Computational Bio, or rtd + 1 yr. exp. Expected salary range for position based on primary location in CA is \$137,544 to \$182,400 per yr. Actual pay w/in range determined based on exp, qualifications, geographic location & other job-related factors permitted by law. Discretionary annual bonus may be avail based on individual and Company performance. Position qualifies for benefits detailed at Benefits (<https://roche.ehr.com/default.aspx?CLASSNAME=splash>). Apply: <https://applyroche.com/202602-103211> (Job ID: 202602-103211)

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COURTESY GETTY IMAGES

The dream is alive: Growing East Bay homeownership

'About finding the right property in the right neighborhood, at the right price'

BY DEVIN DAVIS

In Pleasanton and across the Tri-Valley, the dream of homeownership is still alive and may be closer to reality for buyers.

While the Bay Area housing market is known for high prices, recent data from the California Association of Realtors shows affordability is improving, and Alameda County is outperforming the statewide average.

According to C.A.R., during the fourth quarter of 2026, 22% of households in Alameda County were able to purchase a median-priced home, up from 19% a year ago. By comparison, just 18% of households statewide could afford a median-priced single-family home during the same period.

"When we look at the purchase of a home in today's market, and especially in Pleasanton, it's not just about price, but it's about strategy, timing and professional guidance," said Bill Espinola, 2026 president of the Bay East Association of Realtors.

For Pleasanton, known for top-rated schools, vibrant downtown, proximity to major employment centers, and even executive estates, these gains signal opportunity.

For the month of January 2026, single-family home sales in Pleasanton increased 14% while home prices decreased about 14% compared with January 2025.



Devin Davis

Buyers in Pleasanton are navigating a market that ranges from luxury estates to townhomes and single-family homes offering access to walkable community amenities. The improving affordability metrics mean more households may now be positioned to explore these opportunities.

Espinola emphasized that success in markets like the Tri-Valley requires both preparation and expertise.

"For those considering a move to or within the East Bay, the key is understanding that homeownership isn't just about qualifying for a mortgage, but about finding the right property in the right neighborhood, at the right price, and having the expertise to successfully navigate the transaction," Espinola said.

Today's buyers have access to a variety of financing solutions to make monthly payments more manageable. In markets such as Pleasanton, these tools can make a meaningful difference in expanding purchasing power while maintaining long-term financial stability.

"Timing is really important, too," Espinola said. "Even though it's still early in the year, this is a great time for buyers to get ready for opportunities that may be coming when the buying and selling season really kicks in during the spring. Now is the time to be talking with your Realtor and lender so you're ready to go."

Equally important is understanding local

micro-market trends, like which neighborhoods are seeing inventory growth, where competition remains strong, and how to structure competitive offers when the right property becomes available.

"Our referral networks help clients find the right inspectors, movers, insurance providers, doctors, dentists and even daycare," Espinola said. "Ultimately, we often become the service providers for several aspects of our clients' lives."

In communities like Pleasanton, where many buyers are making long-term lifestyle decisions, that comprehensive support system matters. Purchasing a home is often intertwined with career moves, school planning and multigenerational considerations.

Espinola added, "Real estate professionals have to be analytical, strategic, service-oriented, and most importantly compassionate, but strong. These are skills we use every single day of the week which help open doors for families who might not think homeownership is possible for them."

For buyers who value location, lifestyle and long-term equity, the data offers reassurance: in Pleasanton and the Tri-Valley, the dream of homeownership is not only alive, but it's adapting and expanding. ■

Editor's note: Devin Davis is a public affairs specialist for the Bay East Association of Realtors, which is based in Pleasanton.

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Why Kris Moxley?

- 46 years of real estate experience
- Understanding the changing markets
- Skilled in guiding buyers and sellers
- Strong negotiating skills

• **My client says:**

Our journey with Kris began when we met her at an open house and were impressed by her patience, positivity, and expertise.- She's a perfect balance between tough and charming.- She's a good listener, a strong negotiator, and respected by her peers.- She has a lot of experience and knowledge from selling houses, making everything easy from the beginning to the end.- She's very encouraging, honest, and caring. / *Buyer & Seller*

I welcome you to join me to *experience my professionalism.*

Realtor  **925-519-9080**

DRE# 00790463 www.moxleyrealestate.com

SOLD ~ \$2,325,000
Castledown Rd, Pleasanton



SOLD ~ \$2,325,000
Dennis Dr, Pleasanton



SOLD ~ \$1,560,000
Dana Cir, Livermore



SOLD ~ \$1,900,000
Sequoia Ave, Dublin



~ 4 bedroom, 2 Ba, 1,757 SqFt with LR & FR with 8,234 Lot in the heart of Pleasanton.

~ 3 bedroom, 2 Ba. 1,509 SqFt semi-custom, open beam ceilings, in the heart of Pleasanton.



COMPASS

HOME SALES This week's data represents homes sold during Dec. 1-12 for Pleasanton, Livermore Dublin and Sunol, and Jan. 20-30 for San Ramon.

PLEASANTON

- 3249 Arbor Drive** J. & N. Byrd to H. & D. Tang for \$2,010,000
- 3134 Arbor Drive** Binzoni Family Trust to V. & G. Eluri for \$2,175,000
- 262 Birch Creek Drive** Torrey Trust to P. & Z. Gao for \$780,000
- 5550 Black Avenue** M. & R. Smochko to Khurana Family Trust for \$1,500,500
- 7540 Canyon Meadow Circle #D** Bonanza Living Trust to J. & L. Xu for \$490,000
- 5988 Corte Cerritos** Whittier Trust to K. & C. McGarry for \$1,112,500
- 2545 Corte Rivera** L. & H. Soares to H. & B. Cho for \$1,875,000
- 7740 Creekside Drive** R. Dronamraju to N. & D. Beti for \$1,030,000
- 4380 Diavila Avenue** D. Ngai to N. & K. Paidipitla for \$1,325,000
- 5041 Golden Road** Pan Family Trust to S. & N. Bhagwath for \$1,450,000
- 1886 Harvest Road** Fritz Family Trust to R E M I LLC for \$650,000
- 7563 Homewood Court** Waters Living Trust to Lai Family Trust for \$1,165,000
- 3419 Park Place** Herman Family Trust to Nerella Living Trust for \$1,585,000
- 3110 Paseo Robles** D. Herrera to Jain Family Trust for \$1,500,000
- 5254 Ridgevale Way** Y. Choi to Sahoo Trust for \$1,820,000
- 1253 Ridgewood Road** Wishnowsky Family Trust to D. Donjerkovic for \$1,800,000
- 5731 San Juan Way** Gilchrest Trust to S. & M. Pritchard for \$1,480,000
- 2320 Sandpiper Way** Howell Family Trust to D. & A. Krishna for \$1,925,000

- 3903 Vine Street** S. Ramachandra to Torrey Trust for \$720,000
 - 3431 Windsor Court** Choy-Sommer Family Trust to V. & R. Dorairaj for \$1,988,000
 - 444 Cabonia Court** Harrington Trust to N. & S. Teegavarapu for \$1,905,000
 - 7595 Canyon Meadow Circle #C J.** Mcfadden to K. Merriam for \$490,000
 - 7606 Desertwood Lane** Woodfill Trust to S2 K2 Trust for \$1,613,000
 - 4385 Diavila Avenue** Arthur Family Trust to R. & M. Allabakas for \$1,325,000
 - 4525 Entrada Court** T. Perry to T. Albert for \$1,650,000
 - 6289 Garner Court** Widel Trust to X. & X. Zhou for \$1,350,000
 - 3702 Gettysburg Court** Mortara Trust to L. & N. Tahir for \$1,380,000
 - 3828 Keneland Way** C. Tsai to M. Wang for \$865,000
 - 526 Malbec Court** Wilder Family Trust to X. & Y. Zhang for \$1,550,000
 - 8060 Mountain View Drive #A** Cowger-McLane Family Trust to Foreman Living Trust for \$455,000
 - 1092 Piemonte Drive** Z. Ma to Cong & Song Family Trust for \$3,710,000
 - 2514 Pomino Way** Hope Trust to Seay Family Trust for \$3,100,000
 - 243 Rachael Place** S. Parvin to W. Costello for \$625,000
 - 4171 School Street** C. & R. Cox to D. & D. Shaw for \$1,340,000
- LIVERMORE**
- 1077 Aberdeen Avenue** Delima Living Trust to S. & A. Leclaire for \$1,100,000

- 1464 Columbine Way** Dawson Living Trust to K. & H. Murphy for \$1,365,000
 - 5416 Delia Way** Delgado Trust to I. & D. Herrera for \$1,286,000
 - 635 Eliot Drive** Delacerda 2005 Trust to U. & K. Gnanasekaran for \$1,510,000
 - 783 Falcon Way** R. Ramos to S. & M. Pabla for \$890,000
 - 2323 Grosvenor Heights Court #C** Wright Living Trust to M. & K. Peterson for \$1,770,000
 - 1484 Heidelberg Drive** Reinhardt Trust to Aamoht Trust for \$1,126,000
 - 5569 Idlewild Avenue** Kurtzer Trust to E. & J. Alexander for \$780,000
 - 393 Lloyd Street** A. & S. Mccarthy to B. & B. Thomas for \$1,432,000
 - 2655 Mc Larren Court** Sackett Family Trust to Ratto Trust for \$2,200,000
 - 1001 Murrieta Boulevard #4** Deaton Trust to J. & A. Hai for \$415,000
 - 601 Orion Way** Frick Family Trust to U. & V. Vishal for \$2,525,000
 - 1622 Placer Circle** Nancy Trust to Ennis Trust for \$1,315,000
 - 1033 Plumas Court** D. & E. Bay to H. & V. Pandarinathan for \$1,170,000
 - 1946 Ponderosa Drive** J. Sartain to K. & K. Gorman for \$910,000
 - 2075 Rovello Loop** A. Fraino to Mittal Family LLC for \$1,100,000
 - 5904 Skylinks Way** Gennext Properties LLC to G. Arya for \$810,000
 - 2276 Stonebridge Road** T. & B. Murdoch to A. & K. Gaughen for \$1,385,000
 - 2657 Thomas Court** Modlin Family Trust to R. & R. Canteline for \$2,000,000
 - 1004 Vienna Street** Steere Holdings 1 LLC to K. & J. Asadi for \$830,000
 - 2135 Bluebell Drive** M. & J. Roberts to T. & E. Yip for \$900,000
 - 5436 Charlotte Way** Av Homes LLC to J. & P. Webster for \$1,250,000
 - 1853 Chestnut Street** M. Leek to S. Angajala for \$450,000
 - 871 Everglades Lane** R. & W. Tillie to N. & R. Lova for \$954,000
 - 1110 Lomitas Avenue** Pope Living Trust to E. & M. Frangadakis for \$1,500,000
 - 6142 Mines Road** R. Paxton to V. & M. Aranda for \$1,450,000
 - 577 Rachele Street** Lytle Living Trust to K. & S. Densberger for \$970,000
 - 2662 St Helena Court** H. Judge to Smd Ents Mb Westgate Nursing F for \$2,315,000
 - 3912 Yale Way** M. & K. Hill to M. & C. Michon for \$1,500,000
- DUBLIN**
- 7088 Amador Valley Boulevard** Edge Trust to V. Hegde for \$1,100,000
 - 8701 Davona Drive** Ansberry Living Trust to N. Pham for \$1,100,000
 - 6272 Diamond Way** D. & R. Wang to J. & B. Chen for \$1,150,000
 - 5557 Dublin Boulevard** K. Liu to X. & J. He for \$1,000,000
 - 7533 Honey Court** C. Alvarez to A. & S. Ng for \$1,032,000
 - 5828 Iron Horse Parkway** Fowler Family Trust to Zhuang Family Trust for \$1,635,000
 - 4683 Mangrove Drive #49** W. Yang to L. Wang for \$902,000
 - 6630 South Mariposa Lane** M. Nada to D. Perumal for \$1,065,000
 - 4190 Oak Knoll Drive** Yoo Family Trust to Lian & Xiao Family Trust for \$2,298,000
 - 4684 Pheasant Court** C. & B. Janes to S. & S. Goyal for \$1,520,000
 - 7277 Sheffield Lane** J. Lopez to N. & N. Urbano for \$1,251,000
 - 3988 Windsor Way** J. & E. Lem to U. & T. Munkhdalai for \$1,050,000

SALES AT A GLANCE

PLEASANTON (DEC. 1-12)

Total sales reported: 34
 Lowest sale reported: \$455,000
 Highest sale reported: \$3,710,000
 Average sales reported: \$1,462,911

LIVERMORE (DEC. 1-12)

Total sales reported: 29
 Lowest sale reported: \$415,000
 Highest sale reported: \$2,525,000
 Average sales reported: \$1,283,034

DUBLIN (DEC. 1-12)

Total sales reported: 17
 Lowest sale reported: \$850,000
 Highest sale reported: \$2,298,000
 Average sales reported: \$1,264,352

SUNOL (DEC. 1-12)

Total sales reported: 1
 Lowest sale reported: \$875,000
 Highest sale reported: \$875,000
 Average sales reported: \$875,000

SAN RAMON (JAN. 20-30)

Total sales reported: 12
 Lowest sale reported: \$385,000
 Highest sale reported: \$3,770,000
 Average sales reported: \$1,099,833

Source: California REsource

- 6013 Basaltina Place** M. & Y. Wu to T. & S. Ghafouri for \$1,518,000
- 3883 Camino Loop** E. & B. Yee to F. & N. Syed for \$1,145,000
- 6336 Dandelion Road** Brookfield Vine LLC to T. & T. Johnson for \$1,320,000
- 5652 Lexington Avenue #401** A. Shiroor to J. & M. Dong for \$1,558,000
- 7472 Oxford Circle** Samples Family Trust to J. & J. Tran for \$850,000

SUNOL

- 126 Kilkare Road** J. & C. Grillo to T. & G. Bellati for \$875,000

SAN RAMON

- 236 Canyon Woods Way #B** T. Murad to N. & M. Mak-Kolganov for \$632,000
- 2105 Elderberry Drive** Aghdasi Family Trust to Hussain Family Trust for \$3,770,000
- 226 Lakeridge Way** Silverman Trust to N. & R. Mammadov for \$1,394,000
- 3716 Mesa Vista Drive** J. & J. Schembri to D. & J. Gada for \$914,000
- 6278 Murdock Way** Soni Family Trust to M. & V. Rajagopalan for \$2,175,000
- 621 Norris Canyon Terrace** S. Cauble to M. & A. Caldwell for \$701,000
- 255 Reflections Drive #21** Singh Living Trust to Z. Babacarkhial for \$385,000
- 9085 Alcosta Boulevard #334** A. Perez to K. Bulavko for \$480,000
- 2344 Barbados Drive** Morris Trust to Syjc Trust for \$2,000,000
- 3364 Chartwell Street** V. Ramineni to R. Patel for \$1,370,000
- 216 Stone Pine Lane** S. Amin to Batoy Family Trust for \$800,000
- 9985 Windsor Way** C. & W. Panela to P. & S. Kale for \$1,360,000

Source: California REsource

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**3338 MARSH HAWK COURT,
PLEASANTON**

4 BD | 3 BA

2,350 SQ. FT. LIVING SPACE

.33 ACRE LOT

**SOLD FOR \$2,400,000
WITH MULTIPLE OFFERS RECEIVED**

PLEASANTON VALLEY



**1742 BEACHWOOD WAY,
PLEASANTON**

5 BD | 3 BA

2,727 SQ. FT. LIVING SPACE

10,018 SQ. FT. LOT

**SOLD FOR \$1,800,000
REPRESENTED BUYERS**

COUNTRY FAIR



**5975 VIA DEL CIELO,
PLEASANTON**

4 BD | 2.5 BA

2,283 SQ. FT. LIVING SPACE

.25 ACRE LOT

**SOLD FOR \$2,320,000
WITH MULTIPLE OFFERS**

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7,665 +/- sq ft lot · \$1,849,000

**2642 Corte Vida
Pleasanton**



4 bed · 3 bath · 3,400 +/- sq ft
Call for details

**7543 Maywood Drive
Pleasanton**



3 bed · 2 bath · 1,488 +/- sq ft
2,660 +/- sq ft lot · \$1,049,000

\$2+ Billion
Combined Sales
Volume

1900+
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\$155 Million
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in 2025

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Reviews

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Nation**

**6010 Kolb Ranch
Pleasanton**



5 bed · 5.5 bath · 4,400 +/- sq ft
\$3,875,000
Represented Buyer

**5995 Via Del Cielo
Pleasanton**



5 bed · 3 bath · 3,250 +/- sq ft
\$2,618,000
Sold in 5 days!

**391 Oak Lane
Pleasanton**



4 bed · 3 bath · 3,420 +/- sq ft
\$1,980,000

**2320 Sandpiper Way
Pleasanton**



4 bed · 2 bath · 2,167 +/- sq ft
Sold for \$1,925,000
Received 5 competitive offers!

**807 Placenza Street
Livermore**



5 bed · 3 bath · 2,711 +/- sq ft
Pending at \$1,699,950
Call for details

**2474 Tanager Drive
Pleasanton**



4 bed · 2 bath · 1,554 +/- sq ft
Sold for \$1,515,000



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